

70 Teal Trace Court  
Pittsboro, NC 27312  
June 24, 2022

Mr. Jason Sullivan  
Chatham County Planning Director

SUBJECT: Impacts of Parks of Meadowview Sketch Plan Revision on Chapel Ridge

Dear Mr. Sullivan and the Chatham County Planning Board:

I am a Chatham County resident and owner of a home in the Chapel Ridge community. In accordance with the county's request, I am submitting this impact statement and request that the Planning Board acknowledge this letter in the Public Hearing on this matter in the planned July 5<sup>th</sup> meeting. I plan to attend the meeting, but do not need to speak – assuming the board presents/acknowledges this letter in the meeting.

My specific request is that the proposed Sketch Plan be modified to enable road traffic access from/to The Parks development Phases 2 – 4 areas to access Old Graham road through the already existing Phase 1 gated and private road (The Parks Drive) serving the Parks of Meadowview. In addition, my request is that the plan also requires a traffic sign at the entrance to the Chapel Ridge traffic circle from Parks Meadow Drive that states that through traffic to Old Graham Road via Chapel Ridge Drive is prohibited. The reasons for this are as follows:

1. The Parks of Meadowview is a development adjacent to both State Route 87 and Old Graham Road. Access to both roads through the development's own internal private roads is the best and most expeditious way to provide residents of all The Parks Phases with access both Route 87 and Old Graham Road.
2. Without a change in the proposed plan, residents in the Phase 2-4 areas of The Parks of Meadowview would have to access Old Graham Road through Chapel Ridge's internal, private road (Chapel Ridge Drive). This would significantly increase traffic and usage of Chapel Ridge's private road for residents wanting access to Old Graham to travel to Chapel Hill, Carrboro, US 15/501 or US 64. This makes little sense, since The Parks already provides access to Old Graham road, but has decided to submit a plan that would require their residents in the new phases to drive through Chapel Ridge's private roads when The Parks should provide this access for their own residents using their own private road.
3. Providing connection between the gated Phase 1 and Phase 2 -4 areas within The Parks of Meadowview would provide additional safety to residents by providing a 3<sup>rd</sup> egress/ingress point for emergencies.

Sincerely,

Arthur L. Masson  
Mary Ellen Masson  
224-227-3678

**From:** Henry <[henryadleman@gmail.com](mailto:henryadleman@gmail.com)>

**Sent:** Friday, June 24, 2022 2:33 PM

**To:** Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>

**Cc:** Stephanie Pierson <[sl.pierson@gmail.com](mailto:sl.pierson@gmail.com)>; Art Masson <[artmasson@gmail.com](mailto:artmasson@gmail.com)>; Gail Brazzell <[rodorgail@aol.com](mailto:rodorgail@aol.com)>

**Subject:** Concerns about planned new Parks at Meadowview Project

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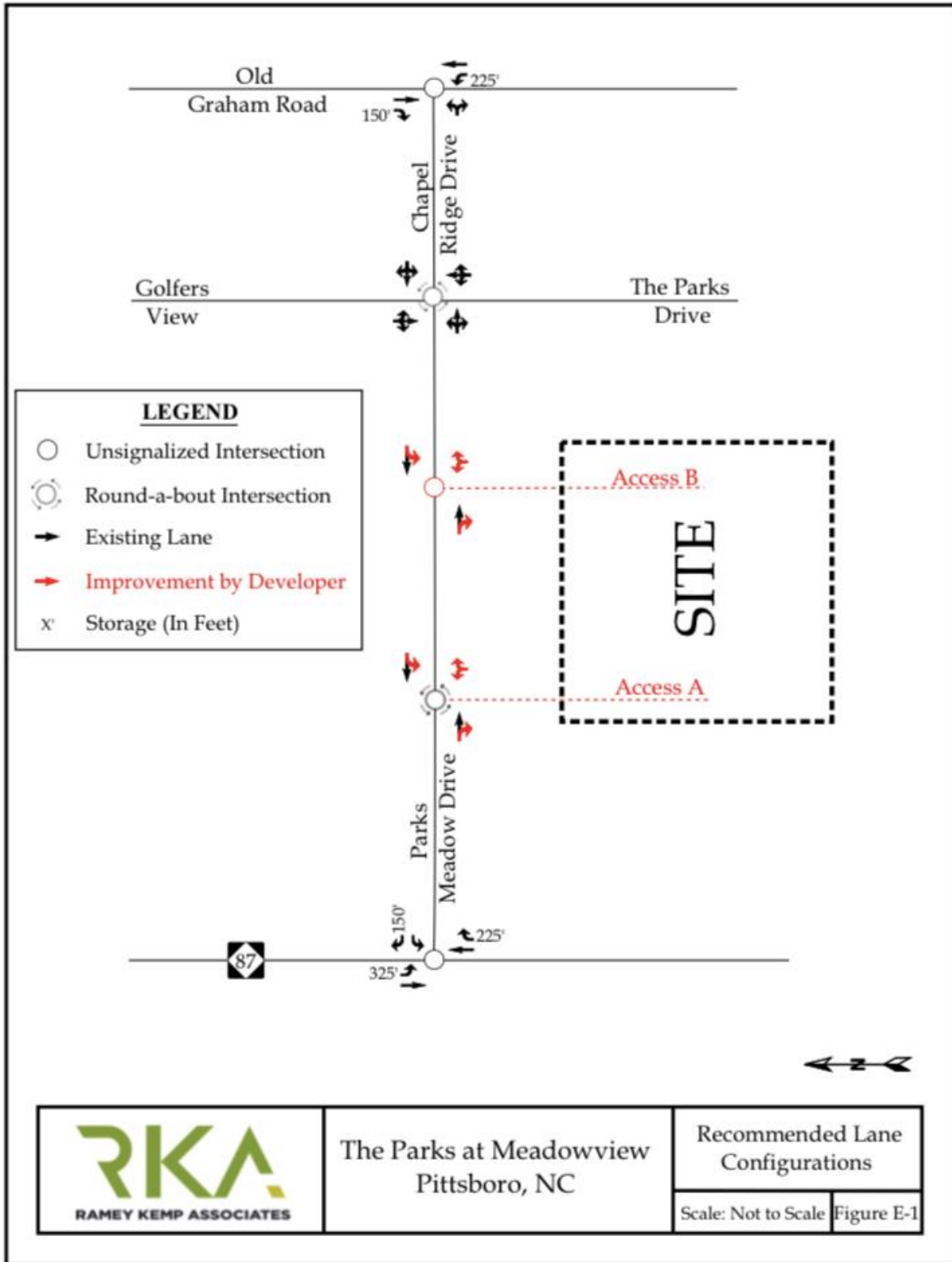
Mr. Sullivan,

As a Chapel Ridge Drive resident of the Chapel Ridge community abutting the aforementioned project I have concerns about the traffic both during construction and after build out on our private road, Chapel Ridge Drive. Given that the only exits from this planned community are, according to the plan sketch, are on Parks Meadow Drive, then traffic going east toward Old Graham Rd will use Chapel Ridge Drive.

This will not only be a danger to the residents but will cause damage to the private road.

Other concerns I have about this project is the potential impact to our water quality and the impact of our sewer capacity both provided by Aqua North Carolina that I assume will be their provider too.

Henry Adleman  
658 Chapel Ridge Drive  
Pittsboro, NC 27312  
Tel: 919 533-6934



The Parks at Meadowview  
Pittsboro, NC

Recommended Lane  
Configurations

Scale: Not to Scale | Figure E-1

**Sent:** Friday, June 24, 2022 4:01 PM

**To:** Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>

**Subject:** Parks Planned Community

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Jason,

As a resident of Chapel Ridge and a former CR Board President, we conducted traffic surveys for Chapel Ridge Drive to determine if speed bumps were warranted. The studies did determine a high volume of traffic and five speed bumps were installed.

Also since CR roads are private I would assume that developers of adjacent properties cannot design their new developments utilizing existing private roads without obtaining permission or creating a legal agreement with the other development.

There should be entrances to these new homes from the existing Parks roads since they are all part of the same development.

Please record this email as an official statement to the proposed new Parks development.

Thanks,

Donna

--

Donna F. Jarmusz

Mobile: 630.251.5809

Home:919.533.6536

[donna.f.jarmusz@gmail.com](mailto:donna.f.jarmusz@gmail.com)

From: Gail Rosenthal <[gailrosenthal@me.com](mailto:gailrosenthal@me.com)>

Sent: Friday, June 24, 2022 4:34 PM

To: Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>

Subject: Proposed new Parks Addition

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Mr Sullivan

I am most concerned about the proposed addition and its impact on Chapel Ridge Drive both as a Chapel Ridge drive resident and the impact of trucks cars and heavy vehicles on a private road that residents of our community pay for. An important additional concern is the impact on our already overloaded and unsafe water system.

Thank you for news of the upcoming meeting.

Gail Rosenthal

**To:**

Jason Sullivan, Planning Director, Chatham County

**From:**

Kevin Yoder, concerned homeowner, Chapel Ridge,  
141 Brandy Mill, Pittsboro, NC 27312

**Re: Concerns with The Parks at Meadowview Ph2-4 Draft Proposal**

Dear Mr. Sullivan,

Please see summary and additional extensive comments outlining my concerns with the draft proposal for The Parks at Meadowview Ph2-4 expansion and the impact to the Chapel Ridge community.

**Summary:**

- The Developer should be required to submit other options to connect expansion Ph2-4 planned roads to the *existing* Ph1 road system (The Parks Drive), to allow more direct access to Old Graham Road, instead of the Chapel Ridge community have to bear the significant burden of the additional traffic, noise and related safety risks via Chapel Ridge Drive.
- The Developer should be required to redo the Traffic Impact Study (via Ramey Kemp) to study the impact of future traffic at the *intersection of The Parks Drive at Old Graham Road*. This was not in the original study, was a huge oversight, which greatly diminishes the validity of the results, and possible recommendations.
- The Traffic Impact Study mentions 'a typical 24 hour weekday'. Did they only study one day? Do we know if they only studied traffic patterns on one 24 hour weekday, or did the study take average across different weekdays. The study should assess multiple weekdays, across different weeks, as well as weekend days, to be more valid and useful.
- The traffic impact study forecasts 55% of the Ph2-4 future traffic will use Hwy 87 for ingress/egress, yet 30% are expected to use the Chapel Ridge main entrance via Old Graham Road. This is an unacceptable burden on Chapel Ridge community, to now expect to manage traffic/noise/safety of future The Parks Ph2-4 traffic.
- The Ramey/Kemp study does not account for the additional burden of *construction traffic*. This should also be considered and part of the study to be more valid and useful. Chapel Ridge is only 60% built out, so there will continue to be daily construction traffic. To then also add construction traffic for The Parks Ph2-4 expansion is excessive and unwarranted.
- To expect a full third of future traffic for these The Parks expansion phases to gain access to Old Graham Road via Chapel Ridge Drive is unacceptable, not optimal, and not feasible, given the existing development *already has access to Old Graham Road*. Why would this even be allowed to be considered under county planning rules and regulations precedents?
- The Parks Ph1 homeowners essentially desires to 'split' their community in two, they themselves to having access to Chapel Ridge, and Old Graham Road, yet not allowing more the expansion Ph2-4 homeowners access to Old Graham Road, instead, placing that burden on a *neighboring community*, via a *privately maintained road*.

- **Either the proposal for Ph2-4 should be required to have access to Old Graham Road via The Parks Drive or the developer should be required to *significantly reduce* the proposed style and number of homes proposed.**
- **I realize even if the planning committee requires the developer to connect road systems of Ph2-4 to Ph1, to have direct access old Graham Road, we should still expect to see additional traffic use Chapel Ridge Drive, *however, the burden to Chapel Ridge homeowners would be greatly diminished.***

**Please see additional thoughts and insights below, and I appreciate your taking this into consideration when reviewing The Parks at Meadowview Ph2-4 proposal.**

**Developer proposal as submitted, Ramey Kemp Traffic Impact study, and traffic and safety burden to Chapel Ridge community as submitted:**

- I am puzzled and concerned the traffic research study did not study the potential traffic impact at the intersection the Parks Drive and Old Graham Road, which is a huge error, and oversight, and should be corrected. The planning committee should require Ramey Kemp and the developer to go back and redo the study to include this intersection. This would allow more valid, and complete research of all options, and the future traffic impact.
- The planning committee should also require Developer+Ramey Kemp to study additional weekdays as well as a 'typical' weekend day, to get a better sense of daily traffic patterns.
- At the heart of it, I am very concerned the proposal has not allowed for connecting Ph2-4 new roads, to existing Ph1 road, The Parks Drive. This would put inordinate amount of burden on the neighboring community, Chapel Ridge, via Chapel Ridge Drive (a privately maintained road), to gain access to Old Graham Road.
- Instead, the proposal should have to make accommodations and plan for **connecting new Ph2-4 road systems to the existing road that is already in the boundaries of the development that is being expanded.**
- The Parks Drive I realize is gated on both ends, but it is an **existing road, in the existing development** that the new developer is requesting to expand, that already provides access to Old Graham Road.
- The proposal as submitted essentially allows The Parks at Meadowview community to essentially close off half their development to these new Ph2-4 homeowners in the expanded phases. They are essentially splitting the development in two, thereby, as a result making the new Ph2-4 homeowners more connected to, and more apt to use, Chapel Ridge road systems rather than those roads in its own development.
- Why would it be more feasible, and less disrupted to allow this additional future traffic to go through a *neighboring community*, when there is already an ingress/egress access point within the existing development to Old Graham Road? To me, it is the exact opposite – it is blatantly less feasible, and much more disruptive, and burdensome.
- Existing homeowners at The Parks already have the benefit of being connected to Chapel Ridge community via the existing road, which was gated from my understanding, to prevent the anticipation of golfers using The Parks Drive to get to CR golf course. Now, they expect Chapel Ridge to absorb their community's new Ph2-4 expanded traffic burden by not allowing them access to The Parks Drive? Essentially, The Parks Ph1 homeowners want to protect themselves from both Chapel Ridge traffic and now expansion Ph2-4 traffic, at the expense of a neighboring community. This is unacceptable.

- The Ramey Kemp 'recommendations' do not take into account what I believe to be the most optimal access point to Old Graham, which is *through the existing development*. The recommendations are specific only to the two new intersections that will be improved/added on Parks Meadow Drive
- The Ramey Kemp 'recommendations' do not mention the extent of traffic burden that will be ADDED to the neighboring community and specifically Chapel Ridge Drive.
- The Ramey Kemp study does not provide 'recommendations' for connecting the new road systems within the expanded phases to the existing phase, to allow for more optimal traffic flow. It appears the developer was advised by The Parks homeowners not even to consider connecting the road systems within their own development, essentially splitting the development in two, the result of which essentially makes Ph2-4 of The Parks more connected to the neighboring Chapel Ridge PUD than to itself. This is unacceptable, and not optimal planning.

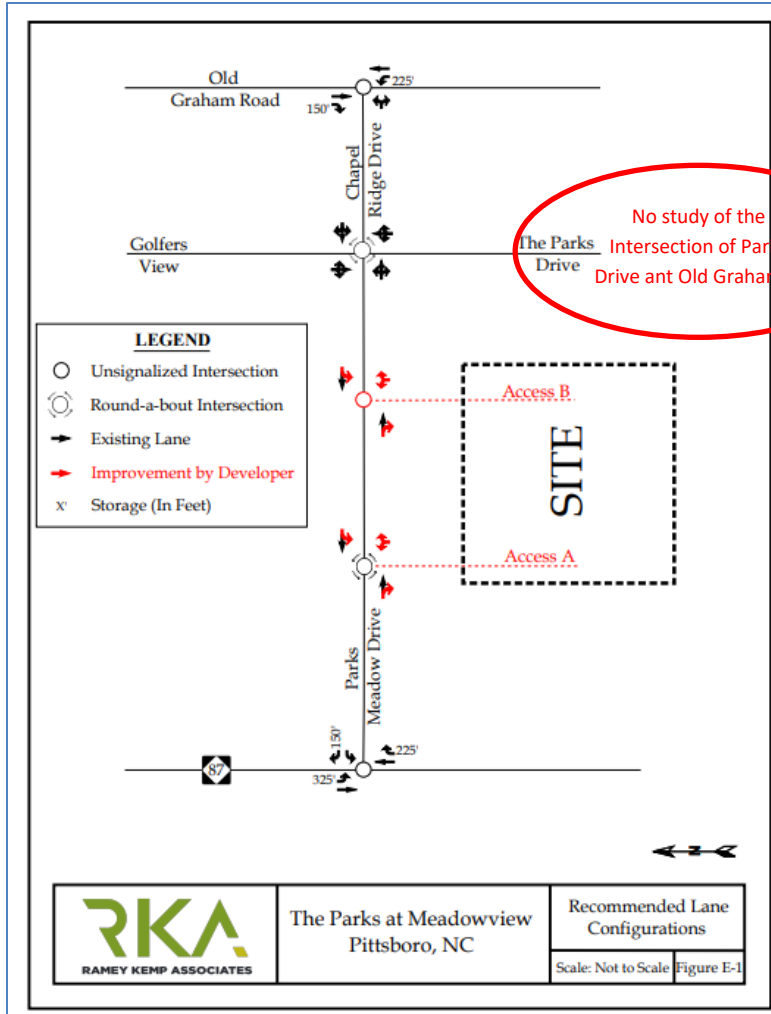
**Additional safety risks to Chapel Ridge families:**

- Chapel Ridge, as with any large PUD with a lot of homes and a golf course with consistent visitors every day, already deals with challenges around speeding, golfers trying to make their tee time, not adhering to stop signs, as well as heavy , daily, construction traffic.
- Chapel Ridge homeowners just installed speed 'humps' down Chapel Ridge drive a few years ago to mitigate this issue. This will only get much worse by encouraging Ph2-4 to use Chapel Ridge Drive for Old Graham Road access, putting our families at a higher safety risk.
- Chapel Ridge is only , approx. 60% built out, so there will be steady stream of construction vehicles using Chapel Ridge Drive for years. Why should The Parks be allowed to add even additional homeowner and construction traffic burden, increasing safety risks for our community? Sure, the developer could state 'all construction vehicles to use Hwy87' but there is nothing stopping any construction vehicle wanting to use Old Graham to use Chapel Ridge Drive instead.
- I realize even if planning committee requires the developer to connect road systems of Ph2-4 to Ph1, to access old Graham Road, we should still expect to see additional traffic use Chapel Ridge Drive, *however, this burden to Chapel Ridge homeowners will be greatly diminished.*

**Chapel Ridge Drive is a privately maintained street:**

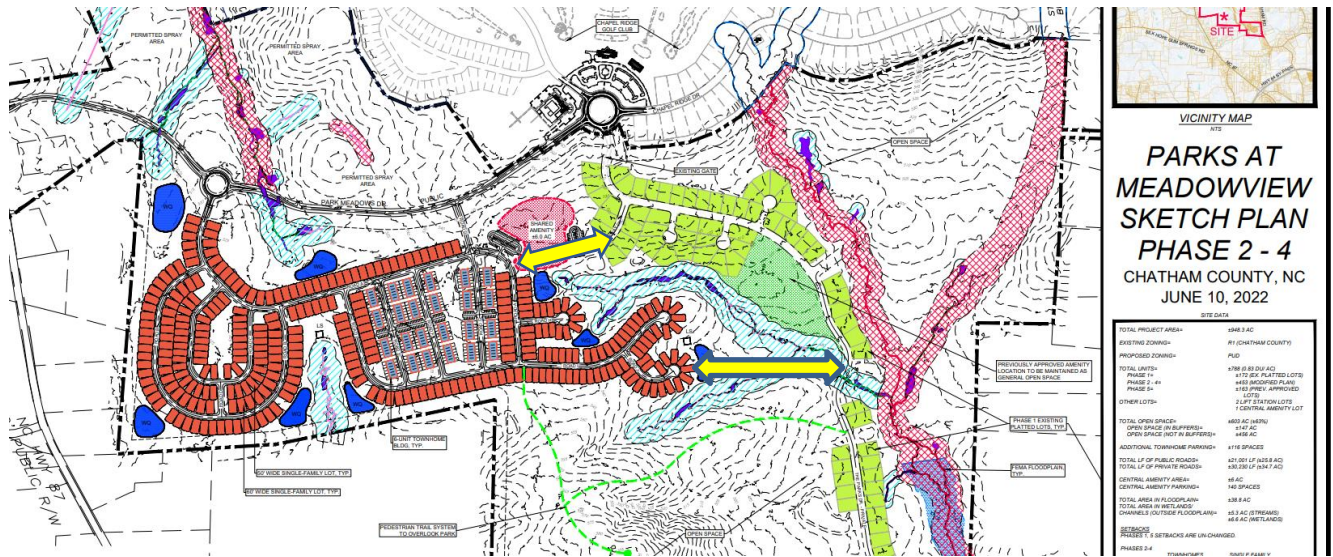
- Why should Chapel Ridge homeowners have to bear the burden of maintaining Chapel Ridge Drive, due to the added wear/tear of such a large number of new homeowners and construction vehicles from a neighboring community? On its face, this would seem to violate a few planning regulations.
- Parks Meadowview is a public access road to Hwy 87, publicly maintained, with both The Parks and Chapel Ridge vehicles having access, and are collectively paying the cost of its maintenance. Again, The Parks homeowners gated their main road, The Parks Drive, eliminating the option of Chapel Ridge Homeowners using that privately maintained road, yet they believe it ok to allow the opposite to be ok?

**See below, the Ramey Kemp study did not study the key intersection of The Parks Drive and Old Graham Road, as the most optimal direct access for Ph2-4 homeowners to Old Graham Road.**



See below possible option (yellow arrow) in how the developer could connect the new ph2-4 road systems to the existing The Parks Drive, allowing more direct access to Old Graham Road.





Dear Mr. Sullivan,

Kevin Yoder here. I am a homeowner in Chapel Ridge, and have been a long time resident of Chatham County for over 50 years. Please see below summary and additional extensive comments via the WORD document outlining my concerns with the draft proposal for The Parks at Meadowview Ph2-4 expansion and the impact to the Chapel Ridge community.

### Summary of concerns:

- The Developer should be required to submit other options to connect expansion Ph2-4 planned roads to the *existing* Ph1 road system (The Parks Drive), to allow more direct access to Old Graham Road, instead of the Chapel Ridge community have to bear the significant burden of the additional traffic, noise and related safety risks via Chapel Ridge Drive.
- The Developer should be required to redo the Traffic Impact Study (via Ramey Kemp) to study the impact of future traffic at the *intersection of The Parks Drive at Old Graham Road*. This was not in the original study, was a huge oversight, which greatly diminishes the validity of the results, and possible recommendations.
- The Traffic Impact Study mentions 'a typical 24 hour weekday'. Did they only study one day? Do we know if they only studied traffic patterns on one 24 hour weekday, or did the study take average across different weekdays. The study should assess multiple weekdays, across different weeks, as well as weekend days, to be more valid and useful.
- The traffic impact study forecasts 55% of the Ph2-4 future traffic will use Hwy 87 for ingress/egress, yet 30% are expected to use the Chapel Ridge main entrance via Old Graham Road. This places an unacceptable burden on Chapel Ridge community, to now expect to manage additional traffic/noise/safety of future The Parks Ph2-4 traffic, when there is another option. It is not as if this expansion area is land locked - there is already direct access to Hwy 87, and could easily have direct access to Old Graham Road. The only difference is PH1 homeowners gated The Parks Drive.
- The Ramey/Kemp study does not account for the additional burden of *construction traffic*. This should also be considered and part of the study to be more valid and useful. Chapel Ridge is only 60% built out, so there will continue to be daily construction

traffic. To then also add construction traffic for The Parks Ph2-4 expansion is excessive and unwarranted. Chapel Ridge is also a large PUD with a golf course, which puts additional burden on Chapel Ridge homeowners to manage daily visits of guests playing the golf course. The Parks at Meadowview doesn't have this same burden.

- To expect a ***full third*** of future traffic for these The Parks expansion phases to gain access to Old Graham Road via Chapel Ridge Drive is unacceptable, not optimal, and not feasible, given the existing development *already has access to Old Graham Road*. Why would this even be allowed to be considered under county planning rules and regulations precedents?

- The Parks Ph1 homeowners essentially desire to 'split' their community in two, they themselves having access to Chapel Ridge and Old Graham Road, yet not allowing the expansion Ph2-4 homeowners direct access to Old Graham Road, instead, placing that burden on a *neighboring community*, via a *privately maintained road, that was not intended to manage traffic for an additional 400 homesites*. **This is unacceptable.**

- Either the proposal for Ph2-4 should be required to have access to Old Graham Road via The Parks Drive or the developer should be required to *significantly reduce* the proposed style and number of homes proposed (fewer homesites overall, larger lots/homesites, etc.).

- I realize even if the planning committee requires the developer to connect road systems of Ph2-4 to Ph1, to have direct access to Old Graham Road, we should still expect to see additional traffic use Chapel Ridge Drive, *however, the burden to Chapel Ridge homeowners would be greatly diminished*.

I appreciate your taking into consideration these and other concerns of Chapel Ridge homeowners when reviewing the draft proposal for The Parks at Meadowview Ph2-4, and please see additional thoughts and insights within the Word document.

thanks,

Kevin Yoder

From: Jeffrey Malkovsky <[jemalkovsky@gmail.com](mailto:jemalkovsky@gmail.com)>  
Sent: Saturday, June 25, 2022 5:37 PM  
To: Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>  
Cc: Jeff & Judy Malkovsky <[malkovsky@gmail.com](mailto:malkovsky@gmail.com)>  
Subject: Proposed Zoning Changes for the Parks Community

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Dear Mr Sullivan,

We are residents in the Chapel Ridge community, and are writing to formally notify you that we do not approve of the zoning changes currently under consideration for the neighboring Parks community.

When we invested in our home (2007) we did so based on the premise that the Parks was to be developed as a community of single family homes on comparable size lots as those in Chapel

Ridge. We object to townhomes and small single family homes, estimated to be 800 units to be built next to our community in such a confined area.

Secondly, our community cannot accommodate and budget for the increased costs associated with the traffic from the construction vehicles and increased traffic on the privately owned Chapel Ridge Drive. As a community, we are also very concerned with the proposed design for their wastewater management system and its proximity to our community.

The homeowners of the Parks voted to keep their community free from this traffic, why would we accept the additional traffic load and all the consequential costs associated with it?

It is our express hope that the zoning board does not approve the proposed changes to the Parks community.

We understand there is a meeting planned to discuss this matter. Can you please provide us with the date and the link to that meeting.

Thank you for your assistance in this matter,  
Judy and Jeff Malkovsky  
54 Deep Creek  
Pittsboro, NC. 27312

From: Tom Abbott <[tomfabbott@gmail.com](mailto:tomfabbott@gmail.com)>  
Sent: Sunday, June 26, 2022 5:52 PM  
To: Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>  
Subject: Chapel Ridge

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Jason

I have been a resident of Chapel Ridge for the past two years. We moved here prior to retiring from a career in the resort development industry. I had the opportunity to work at master plan developments like Kiawah Island in Charleston, Stratton Mountain in Vermont and Barton Creek in Austin Texas.

I mention my background only to give some context as seeing issues from both the developer side as well as the homeowner. I am a strong believer in sound planning for community growth. Your task is not an easy one. Trying to balance the future growth of the county, with the current residents expectations.

The developer should bear the costs of changes to a master plan, especially one done in phases. The Chapel Ridge home owners should not be expected to maintain roadways that experience a significant increase in wear and tear from a neighboring community in order to spare the developer additional cost of roadways.

Thanks for your time, and I look forward to the virtual meeting on July 5th.  
Tom Abbott  
127 Mallard Bluff Way

Eric,

Thanks for forwarding the email and he also emailed me. We'll be sending other emails we've been receiving sometime over the next few days.

Jason Sullivan  
Planning Director  
Chatham County  
P.O. Box 54  
80-A East St.  
Pittsboro, NC 27312  
Office: 919/542-8233  
Fax: 919/542-0527



Recode Chatham is underway and you can view the status and register for updates on [www.recodechathamnc.org](http://www.recodechathamnc.org)

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**From:** Eric RWCP <[eric@ericandrewsrealtor.com](mailto:eric@ericandrewsrealtor.com)>  
**Sent:** Monday, June 27, 2022 6:25 PM  
**To:** Daniel Garrett <[dan.garrett@chathamcountync.gov](mailto:dan.garrett@chathamcountync.gov)>  
**Cc:** [glucier5@gmail.com](mailto:glucier5@gmail.com); Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>  
**Subject:** Re: Comments and Requests regarding The Parks at Meadowview Proposed Sketch Plan

Thank you Dan. Mr. Masson has reached out to me directly regarding development in the area. It has been very straightforward and I don't think it is anything of value but if I am supposed to share these communications with the department and board I will do so. I am recusing myself from this matter because I own property at the 87 entrance.

Sincerely,

Eric Andrews, ALC

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On Jun 27, 2022, at 3:21 PM, Daniel Garrett <[dan.garrett@chathamcountync.gov](mailto:dan.garrett@chathamcountync.gov)> wrote:  
I am forwarding this email from a resident for the Parks at Meadowview item. I am sure there will be a lot more and I will post those comments on the webpage for this item.

Thank you,

Dan

-----Original Message-----

From: Art Masson <[artmasson@gmail.com](mailto:artmasson@gmail.com)>

Sent: Friday, June 24, 2022 2:58 PM

To: GoToMeeting1 <[gotomeeting1@chathamcountync.gov](mailto:gotomeeting1@chathamcountync.gov)>; Jason Sullivan

<[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>; Daniel Garrett <[dan.garrett@chathamcountync.gov](mailto:dan.garrett@chathamcountync.gov)>  
Cc: MaryEllen Masson Hotmail <[memasson@hotmail.com](mailto:memasson@hotmail.com)>  
Subject: Comments and Requests regarding The Parks at Meadowview Proposed Sketch Plan

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Dear Mr. Sullivan and Mr. Garrett,

Please find my formal submittal and comments regarding the draft Sketch Plan for The Parks of Meadowview, in accordance with the County's request for impacted resident input for the July 5th public hearing. I plan to attend the meeting on July 5th, but do not need to speak -- assuming the Board acknowledges receipt of these comments in the meeting.

Sincerely,  
Arthur & Mary Ellen Masson  
Chapel Ridge Development Residents  
70 Teal Trace Court  
Pittsboro, NC 27312  
224-227-3678

**From:** kieran cunningham <[kc204@outlook.com](mailto:kc204@outlook.com)>  
**Sent:** Tuesday, June 28, 2022 12:08 PM  
**To:** Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>  
**Subject:** parks meadowview phase 2-4

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I am a current resident in chapel ridge, and against the proposed changes for access to future residents in phases 2 thru 4.

- 1) The current home owners with in the parks, installed their gates years ago to stop the flow of traffic by chapel ridge residents and golfers going to the club to play. Now they want to deny access to all future homeowner's.

They are a very small percentage of the overall big picture planned for the parks. I feel that this issue should belong to the current homeowners and the developers of the parks, and be resolved within the boundaries of current and future development in the parks.

Current homeowner's (even as of today 6/28/2022), have no problem giving access via codes to anyone they feel needs access using the gates, i.e. builders, contractors, delivery drivers etc. But know want to deny access to all future resident's.

- 1) This is a big if, but can be a solution for chapel ridge residences, install a gate at the graham road entrance, problem solved for chapel ridge homeowner's. But back to square one for parks homeowners, problem not solved, access still needed to old graham.
- 2) Planning board moves forward with proposed plan, but access codes to gates should be given to all future homeowner's within the parks, giving them the use of the gates and access to old graham eliminating the use of chapel ridge road and the entrance to chapel hill on old graham.
- 3) Completely removing the gates from the parks.

We here at chapel ridge believe, that an acceptable solution will be decided by the planning board, that will not have a unacceptable impact on the homeowner's within our community, a solution to this issue currently exist, in that access to old graham road is available, just that the current property owners in the parks want to deny that access.

- 4) On a side note, and I honestly don't know the answer to this question, is it necessary for sales/real estate agents to disclose, the limited access to old graham, due to them not having use of the gates in the parks.

108 Mossy Creek Court  
Pittsboro, NC 27312  
June 28, 2022

**Subject:** Parks of Meadowview Sketch Plan Revision

Dear Mr. Sullivan and The Chatham County Planning Board:

We are Chatham County residents and owners of a home in the Chapel Ridge community. In accordance with the county's request, we are submitting this impact statement and request that the Planning Board acknowledge this letter and petition in the Public Hearing on this matter in the planned July 5th meeting. We do not need to speak – assuming the board presents/acknowledges and acts on the issues presented below.

Our immediate concern is with the traffic flow associated with the sketch plan revision. The document titled "The Parks at Meadowview Sketch Plan Modification – June 2022" states the following under the section on "Roadway Infrastructure":

"... The Roads within Phase 1 are "private" and gated at each access to the project at Old Graham Road and the roundabout at the Chapel Ridge Golf Clubhouse. The existing residents prefer to keep the roads private and gated. The proposed sketch plan modification allows the existing residents to maintain the roads as private.... So Phases 2-4 will not add traffic to the existing private roads."

The conclusion that Phases 2-4 will not add traffic to the existing private roads is not entirely true. If the gates remain closed to The Parks, thus blocking access to Old Graham Road, the most expeditious route will be through Chapel Ridge Drive, a private road. The Chatham County Planning Board should not approve a traffic plan for The Parks at Meadowview that shunts traffic from existing private roads at The Parks to Chapel Ridge Drive simply because The Parks residents want to prevent the traffic from using their roads. Chapel Ridge Drive is owned and maintained by Chapel Ridge residents, not by The Parks nor by Chatham County.

According to the Traffic Impact Analysis, 40 percent of the daily volume from the proposed development is anticipated to come from Old Graham Road. We urge the Chatham County Planning Board to require the developer to modify the plan so that Old Graham Road is accessed by roads within the Parks development.

Sincerely,

Beverly Dugan  
Patrick Mahoney

**From:** Lorrie Barber <[lorrieb@gmail.com](mailto:lorrieb@gmail.com)>  
**Sent:** Wednesday, June 29, 2022 10:49 AM  
**To:** Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>  
**Subject:** Concerns with proposed Parks of Meadowview development

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Hi Mr. Sullivan,

I am a resident of Chapel Ridge neighborhood and I am aware that you may have already received many notices of concern from my neighbors about the flawed traffic plans, in addition to sewage and water concerns. An aspect that I have not seen anyone raise as of yet, is the impact to the school system where we are assigned. What are the plans for how our assigned school system will support this huge, and previously unplanned for, growth to the community?

Also, would just like to make sure that you are aware that traffic plans should be taking into consideration the loss of access to Chapel Ridge Road, as we are already discussing gating that part of our community in the event that Parks does not change its plans. I think it's important that they plan for that eventuality.

Best regards,  
Lorrie Barber

**From:** Steve Shoemaker <[shoemash@hotmail.com](mailto:shoemash@hotmail.com)>  
**Sent:** Thursday, June 30, 2022 1:14 PM  
**To:** Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>  
**Cc:** H R Schuler <[herschuler@gmail.com](mailto:herschuler@gmail.com)>; Charlene Stephens <[charlenestep96@gmail.com](mailto:charlenestep96@gmail.com)>  
**Subject:** Proposed revisions to Parks at Meadowview development plan

Dear Mr. Sullivan,

As a concerned resident of Chapel Ridge, I'm interested in the permitted status of proposed spray fields to be located north of Park Meadows Drive. I realize the Chapel Ridge WWTP permit was granted under State authority but I've heard that enforcement authority may have been delegated to the County. Could you please confirm or clarify that point? Also, could you please inform as to whether the spray field expansions would require a major permit mod.

Obviously, I'm concerned about odor nuisance for myself and neighbors located on Cabin Creek as well as Autumn Chase neighbors all of whom would be directly downwind. Furthermore, I'm concerned about future runoff impacts to water quality in Dry Creek if this project is mishandled. My understanding is the proposed spray field tracts are largely wooded.

Very truly yours,  
Steve Shoemaker  
84 Cabin Creek  
Pittsboro, NC

From: John Gahagan <[johnrg713@gmail.com](mailto:johnrg713@gmail.com)>  
Sent: Thursday, June 30, 2022 2:49 PM  
To: Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>  
Subject: New Parks Development Plan

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Sir, I have heard about all the proposed changes to development in the Parks and from my vantage point — I live in Chapel Ridge — this could become a traffic nightmare. Why should they use our roads and not their own? Plus, do we not have enough development coming from Chatham Park? What makes this a good place to live is the rural atmosphere we have here. Do not want us to become another Apex or Cary, both over developed.

Hope you can at least let developer stick with original plans.

Thanks, John Gahagan

Dear Mr. Garrett,

I am writing to voice opposition to the new plan proposed for phase 2-4 of The Parks at Meadowview. The new plan differs significantly from the old plan in ways that are harmful to our Chapel Ridge neighborhood. Specifically:

1. The new plan eliminates access to Old Graham Rd via the Parks Drive (phase 1), which will mean all traffic to Old Graham and points east would have to flow through Chapel Ridge Drive. Chapel Ridge drive is a private road, and the Chapel Ridge community is not willing to allow this much through traffic through its private roads. Chapel Ridge Drive is a narrow, windy, hilly road which is already heavily traveled by Chapel Ridge residents. It is not suited for more traffic. We paid for a professional traffic engineering firm for a traffic study in 2018. This showed that traffic on this street was already a problem, and since then it has increased. In addition, since this road is private, golf carts loaded with kids go up and down this street all day and evening. Any increase in traffic would not be safe.
2. The Parks should be responsible for handling its own through traffic to Old Graham. This would mean giving phase 2-4 residents access through connector roads in phase 1, Parks Drive, to Old Graham, as well as gate access from the circle. It is not appropriate for the Parks phase 1 to maintain gates that exclude the other phases of the Parks. The Parks is one community and needs to handle its own traffic.
3. The new plan has a substantial increase in density - many more units on less land. From the plan it looks like now 616 units will occupy 3/4 of the space that was in the original plan. This high of a density is not appropriate for this area.
4. Why are spray fields planned for directly behind homes in Chapel Ridge on Autumn Chase? This is not desirable or appropriate.



5. The developer should be required to work with the Chapel Ridge Community Association and the Golf Club at Chapel Ridge in order to ensure that there are appropriate allocations for the wastewater treatment facility.
6. A separate construction entrance should be built, with access only from NC 87.
7. A much needed traffic light at the intersection of NC 87 and Parks Meadow Drive should be installed.

Thank you very much, and please contact me if you have any questions.

Stephanie Pierson  
820 Chapel Ridge Drive  
(919) 360-8031

**From:** Christine Morgan <[itschristymorgan@yahoo.com](mailto:itschristymorgan@yahoo.com)>  
**To:** [jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov) <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>;  
[dan.garrett@chathamcountync.gov](mailto:dan.garrett@chathamcountync.gov) <[dan.garrett@chathamcountync.gov](mailto:dan.garrett@chathamcountync.gov)>  
**Sent:** Friday, July 1, 2022 at 04:54:16 PM EDT  
**Subject:** Cover letter and petition - Chapel Ridge property owners

Mr. Jason Sullivan  
Mr. Dan Garrett  
Chatham County Planning Board

Gentlemen,

I am a resident of Chatham County and a property owner in Chapel Ridge. Attached is a cover letter regarding the concerns of nearly three hundred and fifty Chapel Ridge property owners about the proposed subdivision at The Parks at Meadowview as well as their signatures on the attached petition. Please consider this our impact statement. We are requesting that you acknowledge both the cover letter, petition and the number of attached signatures at the July 5th meeting of the Planning Board. We expect additional signatures over the next three days.

We request that the Planning Board seek acceptance of the following as a condition of approval of the revised The Parks at Meadowview plan submitted by True Homes and SRE NC LANDCO LLC.

- 1) Provide access to Old Graham Road by way of Parks Drive for residents of the proposed subdivision. Chapel Ridge Drive is a private road and through traffic is not allowed, contrary to the traffic study submitted by the developer.
- 2) Build an access for construction vehicles directly from NC 87 to the new subdivision to minimize impact on existing roads.
- 3) Fund odor eliminating methods to minimize the impact of spray fields close to Chapel Ridge homes.
- 4) Publicize how the location of the spray fields were determined and justify their close proximity to Chapel Ridge homes.
- 5) Publicize the impact the increase in the number of units will have on the waste treatment facility.

6) Agree to negotiate with the Chapel Ridge Community Association, the Golf Club at Chapel Ridge and other developments utilizing the waste treatment facility to confirm appropriate allocations of the resultant effluent.

7) Work with the NCDOT to install a traffic light at the intersection of Park Meadows Drive and NC 87.

I have registered for the meeting but do not expect to speak.

Sincerely,

Christine Morgan  
58 Nuthatch Drive  
Pittsboro NC 27312

TO: Mr. Jason Sullivan, Chatham County Planning Director

SUBJECT: Impacts of Parks at Meadowview Sketch Plan Revision on Chapel Ridge

Dear Mr. Sullivan and the Chatham County Planning Board:

We are Chatham County residents and owners of homes in the Chapel Ridge community. In accordance with the county's request, we are submitting this impact statement and petition and request that the Planning Board acknowledge this letter and petition in the Public Hearing on this matter at the planned July 5th meeting. We do not need to speak —assuming the board presents/acknowledges, and takes action on the items presented in our petition.

We are concerned that not all abutters were notified of this hearing. As an example, not everyone on Autumn Chase was notified.

The reasons for the items identified in the petition are as follows.

- The Parks at Meadowview is a development adjacent to both State Route 87 and Old Graham Road. Access to both roads through the development's own internal private roads is the best and most expeditious way to provide residents of all The Parks Phases with access to both Route 87 and Old Graham Road.
- In the Traffic Impact Analysis prepared for True Homes dated May 2022, the narrative is inconsistent. At times it refers to "2022 existing traffic conditions" and at other points it cites a study done in March of 2018. It also claims to have coordinated with the Town. Since we are on unincorporated land, why is the town involved in deciding what happens on a private road? The analysis also cites that Chapel Ridge Drive is a local road, when in fact it is private. Without a change in the proposed plan, residents in the Phase 2-4 areas of The Parks at Meadowview would have to access Old Graham Road only through Chapel Ridge's internal, private road (Chapel Ridge Drive). This would significantly increase traffic and usage of Chapel Ridge's private road for residents wanting to access Old Graham Road when traveling to Chapel Hill, Carrboro, US 15/501, or US 64. This makes little sense, since The Parks already provides access to Old Graham Road, but has decided to submit a plan that would require their residents in the new phases to drive through Chapel Ridge's private roads. The Parks should provide this access for their own residents using their own private road.
- Providing connection between the gated Phase 1 and Phase 2 - 4 areas within The Parks at Meadowview would provide additional safety to residents by providing a third egress/ingress point for emergencies.
- Access from Park Meadow Drive onto NC 87 is already dangerous. It is expected that traffic will increase on NC 87 so a traffic light at the intersection is needed.
- We are concerned as to whether the existing waste treatment facility has adequate capacity and if state requirements regarding setbacks to adjacent homes and odor control have been met.

Good Morning. My family and I live in the Parks At Meadowview community and we recently attended a meeting with True Homes and viewed their build out plan. We have been very happy with True Homes transparency and support their plan for our community. We hope that you will approve their plan and thank you for all you do.

Cameron Vernon  
107 Dusty Arbor, Pittsboro, NC 27312

Gentleman,

I am writing in support of the planned development of The Parks West Community. I am both a land owner at Chapel Ridge and a homeowner at The Parks at Meadowview and have a unique understanding of both sides of the issue.

My opinion specifically and for the record:

- 1) I am in favor of the plan developed over the last several months with input from the Parks at Meadowview HOC and residents formulated over the last three community meetings.
- 2) I do not need additional information at this time
- 3) I am in favor of the development moving forward for the following reasons:
  - The area in question has already been zoned for this purpose and in fact the intent to develop these phases has always been a part of the planned progress of our community since its inception. The variance being requested for this project does not negatively affect the rights of homeowners in Chapel Ridge or The Parks at Meadowview.
  - The entrances to this community are at the far edge of the Chapel Ridge Community on a public road most easily accessible from highway 87. I feel very strongly that the new phases will not infringe on the residents of Chapel Ridge based purely upon the planned access points to The Parks West.
  - I feel very strongly that the residents of Chapel Ridge should not mandate or influence the Declarant's (Tru Homes) plans regarding expansion as it will negatively affect the rights of residents of The Parks at Meadowview.
  - Chapel Ridge Residents and members / golfers from Chapel Ridge Golf Course have abused our community for over a decade by using our private road (The Parks Drive) as a cut through to their community and golf amenities. We have experienced high rates of speed, litter and vandalism as a result of having open gates and ready access to our private road. While Chapel Ridge alleges that the new phases will create traffic problems etc in their community, the residents of The Parks have actually been subject to brazen acts of trespass by residents of Chapel Ridge for many years. Their use of our private road creates an unfair financial burden and hardship to the residents of The Parks due to the potential for special assessment to repair roads and bridges in our community damaged by cut throughs from the Chapel Ridge Community.
  - The Chapel Ridge Communities' objection is, I believe, bogus and infringes on the rights of Tru Homes / The Parks West to develop property already zoned residential.
  - **I believe the infusions of tax monies from the new homes will positively impact Chatham county as a whole. The increased tax base will help Chatham County in multiple arenas, from education to roads and general infrastructure of our growing county.**

- Lastly, any issues associated with cut throughs of the Chapel Ridge Community can and should be addressed internally within the Chapel Ridge HOA. These could include restricting access to the golf course via 87 only or addressing access to the Chapel Ridge community entrances located on old Graham Road. In the Parks at Meadowview the residents in fact addressed their cut through issue lawfully and correctly when we closed the gates to our community restricting access to non residents.

Respectfully Yours,

Chris O'Brien

Homeowner / land owner Chapel Ridge **and** The Parks at Meadowview.

Good afternoon. We are a family of three moving into 48 Drifting Leaf Lane at the Parks at Meadowview. We are respectfully requesting your consideration for amenities such as a pool, walking trails, and open space for our community and the families that live there. We are in favor of the proposed project changes that will include these amenities. Thank you in advance for your consideration.

James Conover  
303-495-0377

Hi,

We are current homeowners in The Parks at Meadowview as of December 2021. My husband and I have lived in Raleigh, Apex, Wilmington, Johnston Co, and now long term residents of Pittsboro. We have a 2 month old and a 5 year old. We love the neighborhood feel and community being built around Pittsboro. Our son is about to start his first year of Kindergarten at Thales in Chatham Park.

We would love trails and amenities in our neighborhood. We currently drive 30 minutes to hike the tobacco trail and to take our son swimming.

We are hopeful the plan discussed Tuesday will give more opportunities to do so in the future. With Chapel Ridge having so much to offer their residents it would be nice to have similar amenities.

Thank you so much for taking interest in growing and expanding our community.

With Regards,

Christina Ledford Kerns

Our family of 5 adults, owns 3 properties in The Parks at Meadowview Phase I

- 125 S Parkside
- 147 S Parkside
- 150 S Parkside

I am writing to voice our support for the current proposal from TruHomes. We believe it is a well balanced approach that takes into consideration the needs of all stakeholders in and around the

development. We believe it is critical for the Parks at Meadowview buildout to be fully completed to assure the financial health and maintenance of this subdivision that has suffered from a variety of historic challenges. In addition to providing an excellent traffic flow model, TruHomes is contributing to affordable housing for the county.

Thanks,  
Roger and Judy D. Jeter  
147 S Parkside Dr.  
Pittsboro, NC 27312

Hi Hunter, Dan and Jason,

As a resident of The Parks at Meadowview I am in favor of the proposed True Homes plan to build approximately 450 homes in the northwestern part of our neighborhood. True Homes has taken the time to listen to the Parks residents and they have come up with a plan that would provide medium priced housing for Chatham County, limit traffic impact to the neighborhoods near the development, provide amenities to the residents of the community and build it in a way that has a substantial less impact on the environment than the original plan of 15 years ago. The proposed homes would also increase the tax base for Chatham County. This plan is a win, win, win for everyone in the community.

Thank you for considering True Homes plan.  
Hans Huizenga  
Resident of The Parks at Meadowview

Dear Hunter, Dan & Jason,  
My name is Shearise Huizenga and I am a resident of The Parks at Meadowview. I am in favor of the proposed True Homes plan. My daughter is a nurse and her husband works at an architect firm. They were recently married and are planning to start a family. The True Homes plan would build homes that young professionals like my daughter and son-in-law can afford. This would enable my daughter to move closer to me so that I could watch her children while she is at work. Please rule in favor of the project so when I become a grandmother I can be a bigger part of raising my grandchildren.

Thank you,  
Shearise Huizenga

Dear Mr. Garrett,

As a citizen of Chatham county, and homeowner in Chapel Ridge, my husband and I both have concerns regarding aspects of the new proposed subdivision, the Parks at Meadowview, which will abut our neighborhood. Many of my neighbors have also expressed their concerns, and will be presenting their views at the proposed meeting July 5.

However, our concerns are as follows:

Road safety and use of Chapel Ridge private roads for construction and future traffic: With the size of the proposed development, and no use of the road through the current Park's subdivision, construction and future traffic requiring access to Old Graham Road would go through Chapel Ridge Drive. This is a road maintained through our HOA and subsequently fees from Chapel Ridge. This proposal does not seem safe or equitable. Should there not be a separate construction road for this type of traffic, especially for a development that has no benefit to Chapel Ridge residents? How can the Parks not allow access through their own private gated road, when they will eventually share amenities with this new development? Our road is currently not gated, but privately maintained.

Effluent spray fields behind Autumn Chase and other Chapel Ridge properties: Why are the spray fields all located away from the new development? Who owns this land? How was this permitted? What are the plans for treatment of this water? Is there a buffer between the spray zones and our properties? We have already had an odor issue with the current pond and spray on the golf course. Do the golf course owners know of these plans? Is Aqua allowed to designate these areas for effluent spray? How will this affect our property values and quality of life?

Increased traffic on Park Meadows: With both construction traffic and residential traffic on the increase, are there plans to put a traffic light at Park Meadows and Hwy 87? It is already dangerous to turn onto Hwy 87 from Park Meadows. The speed limit on 87 is 55mph. Cars and trucks already go well over that limit. The traffic from the left is difficult to see due to the hill, and at times overgrowth of vegetation. It is an area ripe for a serious accident.

Thank you for your time.

Marybeth Beyler  
Stan Beyler  
209 Autumn Chase

Good morning and Happy Fourth!

My husband I moved into the Parks at Meadowview back in March and have seen the existing plan and the new revised proposed plan. Instead of being asked to just write a 'positive' email which just seems what most want folks to do in order to get a pool we would like to ask for clarity.

Our main concerns are lack of true detail. We have no idea on price point of the new plans that are including townhomes as well as single family homes (down the line I believe). We have not seen anything when it comes to price points and if the plan would keep with the current pricing scheme between The Parks and Chapel Ridge which as we know is higher.

Our main concern is not amenities - it is safety, low traffic and having good people around us. To us, a pool that we already did not have is not a reason to jump the gun on a project.

We just left Powell Place which became overcrowded and the renting situation (which we did rent while building) had tons of traffic and some aspects we'd like to avoid in our home here.

We would love to know if the townhomes would be rentable. Would the homes be rentable? We would be against that as it does not keep people here proud of their home, neighborhood and it's amenities like a homeowner would.

We spent quite a bit of money, like everyone else, to live in this quaint, quiet community and we really want it to stay that way. We know we pay quite a bit in HOA fees and that the prior Parks residents want more for the money they have endured and we understand. But, at what cost are we willing to just say 'yes'.

At this point, we would vote against the current plan without more information provided. We would love any additional information you have or can share that would help our residents as well as Chapel Ridge residents.

Thank you!

Marcie and Justin Chabalko

Hi,

I just wanted to voice my approval for the proposed changes to our community which would provide for a pool, walking trails, and keeping the original section gated plus will complete construction sooner. I have lived here 7 years and this is very much needed.

It is my understanding that many outsiders (Chapel Ridge) are pushing against this. They had no problem using our neighborhood as there construction entrance and personal highway until we paid for the gates ourselves to stop it.

This neighborhood is supposed to be bigger than it is now and this new plan is great for the existing homeowners, new homeowners and Pittsboro in general. Thanks!

James Crawford  
56 S Holiday Dr  
815-861-4560 James

Good Afternoon,

I hope this email finds you well. This email is to inform of how the community feels about the plans for our neighborhood. This neighborhood is growing with lots of families and young children, myself included. I have a 2 year old and another on the way. Having access to a neighborhood pool, is quite honestly a dream. I had that growing up, and would love if my children got to experience the same kind of community that comes with a pool, open spaces, and trails. Traffic shouldn't be an issue as the new phases will not connect through the chapel ridge roundabout.

Having a pool in this neighborhood would quite honestly change how we see the neighborhood. There are zero amenities in this community right now, and this is something that is severely needed.

Thank you for your time,  
Erin Foley

Hi Dan,

I just wanted to send a short friendly email on the new project. As a young mother that just moved here to North Carolina from out of state, I am very excited about the new plan coming.

The Parks are mostly young families with little kids and we are excited to finally have some neighbors that have kids and heard we might get some amenities. Since we are outside of town it's hard to travel to a pool and since we don't have any walking trails this is a welcome change. There is very little traffic now even with all the growth so far. We love the green trees and beauty here in Pittsboro!

I know I'm just a mother and my voice is very little compared to well-known people in this whole thing but I hope my voice will be heard.

Thank you for taking the time to read this.  
- Leilany.

To whom it may concern,

I'm reaching out to you as a home owner of 642 The Parks Drive. We are a family of 6 and we are in favor of building a neighborhood pool and additional walking trails to better serve our neighborhood. We are afraid that the current neighborhood pool outside our neighborhood does not have enough capacity to support our growing community and we are voting in favor of adding additional amenities to our gated community.

If there are any questions or concerns, please don't hesitate to contact me.

Regards,  
Aaron Montoya  
801-472-6991

To whom it may concern,

As a parent of 4 children and homeowner of this community I'm requesting to be heard and consider to build a pool in our neighborhood, I feel this is a priority to improve our community, as well as walking trails and more open space.

As of right now we don't have amenities for this neighborhood and I'm voting in favor to build all mentioned above.

Regards,  
Marian Montoya  
801-593-2192



Dear Dan,

My name is Dan Earley and my wife Chris and I are property owners and residents of The Parks at Meadowview for the past three and a half years.

I am also a member of the The Parks at Meadowview Home Owners Committee (HOC).

I have met with Jon Ward from True Homes as well as Ian Russell and Joe Brogan from Singerman Real Estate a number of times and found them to be straight-up, transparent businessmen.

The revised plat plan that they presented to the HOC took in most, if not all, of the feedback that they received from the homeowners in The Parks that attended the meetings over the past several months. It feels like they have been listening to our concerns and have made an honest effort to address them, as opposed to the previous owners who did nothing but the bare minimum.

I think that the revised plat plan presents a win-win for the the existing property owners of The Parks, the future property owners of the planned new community, and the taxpayers of Pittsboro and Chatham County.

Best regards,

Dan

Hello Glenn, Dan and Jason,

Hope you all had a Great Fourth of July!

We are future resident of 1021 The Parks drive at Pittsboro and as a community that has a lot of families, we want amenities such as a pool, walking trails, and open space. There have been 4+ meetings on this topic amongst the residents and the overall feeling has been that this is the best we could get with the least cons that currently has no amenities. Please consider our request to vote in favorably for the amenities proposal. Appreciate your consideration and time for looking into this.

Thanks,  
Karuna

Dear Mr. Garrett,

Please accept the following comments for the public input portion of the Planning Board meeting on July 5, 2022. We are Chatham County residents and live at 136 Crimson Drive, Pittsboro NC 27312. We will attend the remote meeting but do not plan to speak.

We appreciate this opportunity to comment on the proposed Parks at Meadowview Preliminary Plat Sketch Revision. Our concerns are based primarily on the traffic and environmental impacts of the significant proposed changes to the existing planned unit development (PUD).

1. By not connecting the existing approved access for Phase 2-4 residents to Old Graham Road via The Parks Drive, **this change will endanger the safety of and place a financial burden on the residents of Chapel Ridge.** The developer's own traffic impact assessment shows that the proposed change would add 1589 vehicles per day to Chapel Ridge Drive, a private street within our community that our residents pay to maintain and repair. This figure does not include construction traffic which would cause even more damage to Chapel Ridge Drive. While adding gates to Chapel Ridge Drive and Golfers View, as referenced in the staff report, would lessen the traffic impact, the costs to Chapel Ridge residents would still be significant. (According to the Parks at Meadowview HOA budget, the annual maintenance costs of their two gates alone exceeds \$17,000. This is in addition to installation costs.) It should be noted that Chapel Ridge Drive is a winding, hilly street that is frequented by pedestrians, cyclists and families riding in golf carts.
2. **Too many questions about the environmental impact are unanswered.** The planning staff report itself states that "it is not clear if county staff will have enforcement authority" for adherence to stormwater and riparian buffer standards. In addition, Chapel Ridge residents are concerned the proposed revision would place a disproportionate share of wastewater irrigation effluent in Chapel Ridge and directly adjacent to homes on Autumn Chase. The revised sketch plan notes permitted spray fields adjacent to homes in Chapel Ridge and north of Parks Meadow Drive, but it omits the permitted spray fields south of Parks Meadow Drive in the vicinity of Phase 2. (See attached map of permitted spray fields). Is it the developer's intention to prevent these permitted spray fields from being activated and expecting all the effluent to be sprayed north of Parks Meadow Drive? I realize the permit is with the State and not Chatham County; however, the Planning Board should take this factor into account when considering a PUD change of this magnitude.

We oppose the traffic changes that prevent future residents of Phases 2-4 from using The Parks Drive to access Old Graham Road. As stated above and demonstrated by the traffic impact assessment, the negative impact on Chapel Ridge Drive will be significant. The assessment states that 40% of the traffic generated by Phases 2-4 will use Chapel Ridge Drive, a private street, to access Old Graham Road. Old Graham is the most direct connector to Chapel Hill, Carrboro and the many businesses along 15-501. In addition, Old Graham will become an even more viable route as new businesses continue to open in the Mosaic component of Chatham Park.

The 2008 Subdivision Ordinance established the developer's responsibility to maintain private roads in a neighborhood until "such responsibility is formally transferred" to a homeowner's'

association. Declarant rights for the Parks at Meadowview were officially transferred to SRE NC LandCo LLC on November 3, 2021 (Chatham County Registry of Deeds, 022601-O412). The Parks at Meadowview HOA website states that SRE NC LandCo is the declarant and names only two HOA board members, both of whom are officials of Chicago-based Singerman Real Estate, the parent company of SRE NC LandCo LLC. SRE NC LandCo LLC, is indeed responsible financially for maintenance of The Parks Drive and would face higher street maintenance costs associated with the traffic generated by Phases 2-4. **By denying access to Old Graham Road via The Parks Drive to residents in Phases 2-4, SRE NC LandCo is effectively cutting its future expenses and transferring those expenses to the residents of Chapel Ridge.** The residents of Phases 2-4 will need access to Old Graham Road and it is the duty of the developer, not the residents of Chapel Ridge, to provide and pay for that access. If the traffic patterns in the current sketch revision are approved, we also object to making the streets in Phases 2-4 public. Without providing a connection between Park Meadow Drive and Old Graham Road, these streets would serve only the needs of the residents in Phases 2-4. The developer and the HOA, not taxpayers, should be responsible for construction, as well as future maintenance and repair costs of these streets.

We also request the developer to answer why the permitted spray fields north of Park Meadow Drive were noted on the revised sketch plan and those to the south were not. It appears that permitted spray fields PLSA 14, PLSA 11, PLSA 12 and PLSA 10 all lie within the footprint of the newly configured Phases 2-4. Does the developer plan to prevent Aqua from using these permitted spray fields?

Finally, we question whether the developer should be grandfathered under the pre-2008 Subdivision Ordinance. The changes requested by the developer are of such magnitude and the impacts so great that it would be more appropriate to require the developer to meet the standards of the 2020 ordinance.

As relative newcomers to Chatham County and North Carolina, we do want to commend the Planning Board and staff for your prior work to accommodate growth while protecting the environment and maintaining the rural character of the county. By continuing to do so and by demonstrating your commitment to protecting real estate values and the quality of life for existing homeowners, you give prospective homebuyers a measure of assurance that choosing Chatham County is the right decision. We thank you for your consideration.

Wayne Edwards & Kathleen Callaghan  
136 Crimson Way  
Pittsboro, NC 27312  
615-516-0814  
[wayne@wpedwards.com](mailto:wayne@wpedwards.com)



Gentlemen:

The purpose of this email communication is to express my support for the variance request proposed by SRE NC Landco, LLC (SRE) with respect to the further development of Phases 2-4 of The Parks at Meadowview (The Parks), Pittsboro, NC. My wife and I have been residents of The Parks for the last 5 ½ years.

I have been a member of The Parks Homeowners Committee (HOC) for approximately 3 years. As an HOC member, I participated in numerous conference calls and in-person meetings with representatives of SRE, as well as South Street Partners (SSP), who represent the current owners of the remaining properties within Phase 1 of The Parks. From these communications, it is my belief that the modified plan, including improvements and amenities proposed by SRE, will benefit the county and our community.

The modified plan will bring an infusion of tax monies to the county, as well as provide housing opportunities in light of the county's anticipated growth from Chatham Park, VinFast and the Megasite near Liberty.

This plan also protects families living in Phase 1 of the Parks by continuing to keep The Parks Drive as a gated private road. The gates were made operational to limit the number of vehicles using The Parks Drive as a thoroughfare to and from the Chapel Ridge community/golf course. A traffic study done in 2018 found that an estimated 89% of the vehicle traffic was attributable to non-residents of The Parks. The vehicles included commercial vehicles accessing Chapel Ridge/The Golf Club at Chapel Ridge, Chapel Ridge residents and golfers driving to and from The Golf Club at Chapel Ridge. Almost 45% of the total number of vehicles using The Parks Drive were traveling in excess of the posted 25 mph speed limit. Additionally, this unauthorized traffic has impacted the condition of The Parks Drive, along with large amounts of litter/food trash, vandalism and other suspected illegal activities.

In conclusion, I wish to reiterate my support for the variance proposed by SRE.

Thank you for your time and attention.

Best regards,

Ron Badone  
373 The Parks Drive

I am writing this email as we recently moved to this city and this community and was made aware of the future building and expansion of The Parks.

We moved here because we felt there was a sense of closeness and community and people seemed to be genuinely nice and caring. We also loved that the houses were not on top of each other and that there was greenery everywhere.

We don't want for this community to become a cookie cutter community where houses are packed in in as little land as possible. We really don't want apartments or townhouses been built as those types of dwellings end up becoming rental units or investments for people that will not even live here breaking up the sense of community and closeness. Single family homes would be ideal.

We also feel that with the HOA fees that we pay we should get some amenities. Where is all our money going? This is also supposed to be a gated community and one of the gates have been broken and open since we moved in a month and a half ago.

We would like if some amenities are added in the near future. A pool, green areas, walking trails and doggy park would be nice.

Thank you for giving us the opportunity to voice our opinions in this matter. Respectfully,

Brenda and Pramod Navani  
20 Parkway Drive  
Pittsboro, NC 27312

Gentlemen,

This email is to support the proposed variance to develop Phases 2-4 of The Parks at Meadowview (The Parks) as submitted by SRE NC Landco, LLC (SRE).

Since acquiring the property, SRE has been very forthcoming in all their communications with residents of The Parks. They already have made some improvements in Phase 1 and are actively pursuing the best course of action to address current issues, some of which have been untouched for almost 15 years. They have reached out to the community for input and listened to residents' concerns. This plan will address the current situation as well as provide an excellent plan going forward.

The proposed footprint will be smaller than originally approved, thereby leaving more land in its natural, undisturbed state. This will allow The Parks residents to enjoy the natural beauty of our piece of Chatham County.

I am pleased that the County is bringing more employment opportunities and feel this proposed plan will be a great benefit, not only increasing the tax base, but also allowing new residents an opportunity to be close to work and the vibrant communities of Chatham County.

Regarding the fact that Phase 1 is a gated community, we have long had issues with Chapel Ridge residents and golfers going to The Golf Club at Chapel Ridge using The Parks Drive (private road) as their personal cut-through. They drive at excessive speed and disregard any attempt by residents to get them to slow down. One of the reasons the gates were activated was to protect the residents of the Parks from the excessive traffic. We have many families with young children in Phase 1 and the gates provide additional safety.

I feel that moving forward with this variance will benefit the County and residents of both communities. Thank you for the important work you do and taking the time to consider the input from residents of The Parks.

Sincerely,  
Laurie Badone  
373 The Parks Drive

My name is Michael Whitman, and my family and I moved into The Parks at Meadowview in the Ashton Woods development in January of this year from Powell Place. We have been long time Chatham County residents and fairly involved with both the county and the downtown Pittsboro area. A big draw to this community were the home and lot sizes, enough spaces for boys to be wild (within reason) and free! We were also hoping that at some point we would be enjoying

some of the amenities that a neighborhood such as The Parks would normally provide, including a pool to enjoy the hot summer days.

I have reviewed the currently approved plan and the new plan and one of the main differences I see is the townhomes being built on Park Meadows Dr., instead of single family homes behind one of our cul de sacs. One of the big draws to choosing this community was the sense of safety with the added feature of a gate.

A pool and eventually basketball and tennis courts are something that we should be seeing in this neighborhood as well. The new plan has us sharing the pool with our Parks neighbors just outside the gate. I have to say that I think this is a great idea. This way we can potentially get a larger pool and more amenities down for many families to enjoy.

Compared to the “already approved” plan, we are all for moving forward with this new plan that includes a pool for our growing family and provides more homes for our growing county. We really need these homes to be built over the next couple of years with the growth Chatham County is experiencing.

**Michael C. Whitman, MBA, CFP®**

1554 The Parks Dr  
Pittsboro, NC 27312

Good Morning,

Andrea and myself are reaching out to all of you to say how excited and supportive we are of the proposed expansion of the Parks at Meadow View by True Homes.

True Homes have been nothing but professional and transparent from the beginning, soliciting and responding to everyone’s questions, comments, and concerns.

We are looking forward to receiving some of the amenities the previous builder advertised but never delivered. We have a wonderful community now and look forward to the development and growth of the community and all of the new neighbors we will welcome.

Thank you for your time to express our support of the development proposal by True Homes.

Have a great day.

Larry and Andrea Quaranto  
21 Botanical Way  
The Parks at Meadow View

Dear Mr Sullivan,

We are residents in the Chapel Ridge community, and are writing to formally notify you that we do not approve of the zoning changes currently under consideration for the neighboring Parks community.

When we invested in our home (2007) we did so based on the premise that the Parks was to be developed as a community of single family homes on comparable size lots as those in Chapel Ridge. We object to townhomes and small single family homes, estimated to be 800 units to be built next to our community in such a confined area.

Secondly, our community cannot accommodate and budget for the increased costs associated with the traffic from the construction vehicles and increased traffic on the privately owned Chapel Ridge Drive. As a community, we are also very concerned with the proposed design for their wastewater management system and its proximity to our community.

The homeowners of the Parks voted to keep their community free from this traffic, why would we accept the additional traffic load and all the consequential costs associated with it?

It is our express hope that the zoning board does not approve the proposed changes to the Parks community.

We understand there is a meeting planned to discuss this matter. Can you please provide us with the date and the link to that meeting.

Thank you for your assistance in this matter,

Judy and Jeff Malkovsky  
54 Deep Creek  
Pittsboro, NC. 27312

Hi Dan,

I know you guys are getting a ton of emails so I really want to stay brief and honest. I'm one of those people that tries to give a fair Google Review and I hope to do the same with this new proposal.

Most of the people who are against it from what I've heard and seen are just against traffic regardless of what is built which is sad because the old plan is already approved and has more houses and gives the new homes direct access to the roundabout that we share with Chapel Ridge without any amenities.

As a member of The Parks, I'm so happy to finally be getting a pool, walking trails for my 4 little kids, and 2 dedicated open spaces! I've attended several meetings and we don't have enough homes to support amenities, plus we pay \$390 each quarter. As this community is a majority of younger kids it's so nice to have amenities finally coming!

I'm so happy that instead of giving the new homes access to the gate that we share with Chapel Ridge the new homes will have their own access close to 87 which is just feet away and will help keep anyone from coming down towards ours/Chapel Ridge's roundabout which is what the current plan has.



For us, it comes to what we can get the most for with the least downsides. If we don't get this approved, either the new builder will just build what they have and we get nothing. Or they can pull out and we get nothing for a few years while a new builder buys it (which is why I feel other communities are truly against it).

As Pittsboro grows we want to grow responsible and I trust you guys do as well. This is our dream home. We've moved here and we feel it's the best town in North Carolina. We hope with some amenities we can have something great as we raise our children. I feel the opposition is against growth just outright, as they've been against every plan and meeting we've tried to have. Growth is coming and it would be nice for us to have the final say and not someone that doesn't live in our subdivision. I feel like the easiest way to weed out the people who actually care are the ones who are giving positive feedback and I hope I've done that.

Thanks for caring for us and having our backs.  
Adam Sessions

From: JAMES CRAWFORD <[jd crawf007@hotmail.com](mailto:jd crawf007@hotmail.com)>  
Sent: Monday, July 4, 2022 12:50 PM  
To: Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>  
Subject: Parks at Meadowview

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Hi,

I just wanted to voice my approval for the proposed changes to our community which would provide for a pool, walking trails, and keeping the original section gated plus will complete construction sooner. I have lived here 7 years and this is very much needed.

It is my understanding that many outsiders (Chapel Ridge) are pushing against this. They had no problem using our neighborhood as their construction entrance and personal highway until we paid for the gates ourselves to stop it.

This neighborhood is supposed to be bigger than it is now and this new plan is great for the existing homeowners, new homeowners and Pittsboro in general. Thanks!

James Crawford  
56 S Holiday Dr  
815-861-4560 James

From: Jennie Stein <[77jenstein@gmail.com](mailto:77jenstein@gmail.com)>  
Sent: Monday, July 4, 2022 11:45 AM  
To: Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>  
Subject: Parks at Meadowview proposal

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Hello,

I live in Chapel Ridge and I'm concerned with the amount of new houses proposed for this site. One concern is our water system. I question that our current system can handle more housing. I also am concerned about odors from more retaining water being sprayed.

A large concern for me is the lack of roads proposed for this new community.

Chapel Ridge has private roads that our community pays for, and more traffic will cause more wear and tear.

I'm also concerned about our neighborhood's prices being affected by lower housing prices that will be built. The new prices will be half the value of ours and I would rather comparable housing nearby.

Please listen closely to the concerned people that will be affected by this proposed new community!

Thank you,  
Jennie Stein  
1328 Golfers View  
Pittsboro, NC. 27312

**From:** Marcie Chabalko <[marcielee28@gmail.com](mailto:marcielee28@gmail.com)>

**Sent:** Monday, July 4, 2022 10:46 AM

**To:** Daniel Garrett <[dan.garrett@chathamcountync.gov](mailto:dan.garrett@chathamcountync.gov)>; Hunter Glenn <[hunter.glenn@chathamcountync.gov](mailto:hunter.glenn@chathamcountync.gov)>; Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>

**Cc:** J Chabalko <[jif442@gmail.com](mailto:jif442@gmail.com)>

**Subject:** Parks Resident - Parks at Meadowview Plan Questions/Comments

**WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good morning and Happy Fourth!

My husband I moved into the Parks at Meadowview back in March and have seen the existing plan and the new revised proposed plan. Instead of being asked to just write a 'positive' email which just seems what most want folks to do in order to get a pool we would like to ask for clarity.

Our main concerns are lack of true detail. We have no idea on price point of the new plans that are including townhomes as well as single family homes (down the line I believe). We have not seen anything when it comes to price points and if the plan would keep with the current pricing scheme between The Parks and Chapel Ridge which as we know is higher.

Our main concern is not amenities - it is safety, low traffic and having good people around us. To us, a pool that we already did not have is not a reason to jump the gun on a project.

We just left Powell Place which became overcrowded and the renting situation (which we did rent while building) had tons of traffic and some aspects we'd like to avoid in our home here.

We would love to know if the townhomes would be rentable. Would the homes be rentable? We would be against that as it does not keep people here proud of their home, neighborhood and it's amenities like a homeowner would.

We spent quite a bit of money, like everyone else, to live in this quaint, quiet community and we really want it to stay that way. We know we pay quite a bit in HOA fees and that the prior Parks residents want more for the money they have endured and we understand. But, at what cost are we willing to just say 'yes'.

At this point, we would vote against the current plan without more information provided. We would love any additional information you have or can share that would help our residents as well as Chapel Ridge residents.

Thank you!

Marcie and Justin Chabalko

**From:** [shearise@nc.rr.com](mailto:shearise@nc.rr.com) <[shearise@nc.rr.com](mailto:shearise@nc.rr.com)>

**Sent:** Sunday, July 3, 2022 10:29 PM

**To:** Daniel Garrett <[dan.garrett@chathamcountync.gov](mailto:dan.garrett@chathamcountync.gov)>; Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>; Hunter Glenn <[hunter.glenn@chathamcountync.gov](mailto:hunter.glenn@chathamcountync.gov)>

**Subject:** True Homes Plan for The Parks at Meadowview

**WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Hunter, Dan & Jason,

My name is Shearise Huizenga and I am a resident of The Parks at Meadowview. I am in favor of the proposed True Homes plan. My daughter is a nurse and her husband works at an architect firm. They were recently married and are planning to start a family. The True Homes plan would build homes that young professionals like my daughter and son-in-law can afford. This would enable my daughter to move closer to me so that I could watch her children while she is at work. Please rule in favor of the project so when I become a grandmother I can be a bigger part of raising my grandchildren.

Thank you,  
Shearise Huizenga

Hi Hunter, Dan and Jason,

As a resident of The Parks at Meadowview I am in favor of the proposed True Homes plan to build approximately 450 homes in the northwestern part of our neighborhood. True Homes has taken the time to listen to the Parks residents and they have come up with a plan that would provide medium priced housing for Chatham County, limit traffic impact to the neighborhoods near the development, provide amenities to the residents of the community and build it in a way that has a substantial less impact on the environment than the original plan of 15 years

ago. The proposed homes would also increase the tax base for Chatham County. This plan is a win, win, win for everyone in the community.

Thank you for considering True Homes plan.  
Hans Huizenga  
Resident of The Parks at Meadowview

Hi,

We are current homeowners in The Parks at Meadowview as of December 2021. My husband and I have lived in Raleigh, Apex, Wilmington, Johnston Co, and now long term residents of Pittsboro. We have a 2 month old and a 5 year old. We love the neighborhood feel and community being built around Pittsboro. Our son is about to start his first year of Kindergarten at Thales in Chatham Park.

We would love trails and amenities in our neighborhood. We currently drive 30 minutes to hike the tobacco trail and to take our son swimming.

We are hopeful the plan discussed Tuesday will give more opportunities to do so in the future. With Chapel Ridge having so much to offer their residents it would be nice to have similar amenities.

Thank you so much for taking interest in growing and expanding our community.

With Regards,

Christina Ledford Kerns

**From:** James Conover <[jsconover@icloud.com](mailto:jsconover@icloud.com)>  
**Sent:** Sunday, July 3, 2022 5:29 PM  
**To:** Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>  
**Subject:** The Parks at Meadowview Amenities

**WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon. We are a family of three moving into 48 Drifting Leaf Lane at the Parks at Meadowview. We are respectfully requesting your consideration for amenities such as a pool, walking trails, and open space for our community and the families that live there. We are in favor of the proposed project changes that will include these amenities. Thank you in advance for your consideration.

James Conover  
303-495-0377

**From:** [bsperduto@nc.rr.com](mailto:bsperduto@nc.rr.com) <[bsperduto@nc.rr.com](mailto:bsperduto@nc.rr.com)>  
**Sent:** Sunday, July 3, 2022 2:15 PM  
**To:** Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>  
**Subject:** Revised Plan for Phases 2-4 of the Parks at Meadowview

**WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Mr. Sullivan,

We are homeowners in the Chapel Ridge Community. The Parks at Meadowview subdivision has submitted a revised plan for Phases 2-4 to the County Planning Board which will have a direct impact on Chapel Ridge. The revised plan calls for all traffic in Phases 2-4 to enter/exit via Park Meadows Drive, but provides no direct access to Old Graham Road, in spite of the availability of an existing private road in the Parks that connects homes in Phase 1 with Old Graham Road. Instead traffic to Old Graham Road (and presumably points north via 15/501) will be diverted onto Chapel Ridge Drive, a private road in the Chapel Ridge Community. So, instead of using its own existing private road to access Old Graham Road, the Park's revised plan calls for use of an adjacent community's private road with all the attendant expenses and inconveniences. Our concerns are not lessened by the traffic study which is outdated, internally inconsistent and does not take into account Chapel Ridge's ongoing growth. We ask that the Planning Board not approve a plan which calls for use of Chapel Ridge Drive to provide access to Old Graham Road for traffic generated by Phases 2-4 of the Parks plan.

We also believe that a closer examination of the water/sewer needs of Phases 2-4 is needed. Is the sewage capacity adequate? Is Aqua prepared for the new water demands? How are spray fields for effluents determined and has proximity to nearby homes been considered? How will this affect the adjacent subdivisions in place or planned.

We only learned about the revised plan for the Parks in the last few days in spite of living in an adjacent community which will be affected by the development. Only limited information that raises many questions seems to be available. We ask the Planning Board to defer any decision about this preliminary plan until more information is distributed and additional public comment is allowed.

Thank you.

Robert D. Sperduto  
Margaret F. Sperduto  
1149 Golfers View  
Pittsboro, N.C 27312  
919 542 4977

Gentleman,

I am writing in support of the planned development of The Parks West Community. I am both a land owner at Chapel Ridge and a homeowner at The Parks at Meadowview and have a unique understanding of both sides of the issue.

My opinion specifically and for the record:

- 1) I am in favor of the plan developed over the last several months with input from the Parks at Meadowview HOC and residents formulated over the last three community meetings.
- 2) I do not need additional information at this time

3) I am in favor of the development moving forward for the following reasons:

- The area in question has already been zoned for this purpose and in fact the intent to develop these phases has always been a part of the planned progress of our community since its inception. The variance being requested for this project does not negatively affect the rights of homeowners in Chapel Ridge or The Parks at Meadowview.
- The entrances to this community are at the far edge of the Chapel Ridge Community on a public road most easily accessible from highway 87. I feel very strongly that the new phases will not infringe on the residents of Chapel Ridge based purely upon the planned access points to The Parks West.
- I feel very strongly that the residents of Chapel Ridge should not mandate or influence the Declarant's (Tru Homes) plans regarding expansion as it will negatively affect the rights of residents of The Parks at Meadowview.
- Chapel Ridge Residents and members / golfers from Chapel Ridge Golf Course have abused our community for over a decade by using our private road (The Parks Drive) as a cut through to their community and golf amenities. We have experienced high rates of speed, litter and vandalism as a result of having open gates and ready access to our private road. While Chapel Ridge *alleges* that the new phases will create traffic problems etc in their community, the residents of The Parks have actually been subject to brazen acts of trespass by residents of Chapel Ridge for many years. Their use of our private road creates an unfair financial burden and hardship to the residents of The Parks due to the potential for special assessment to repair roads and bridges in our community damaged by cut throughs from the Chapel Ridge Community.
- The Chapel Ridge Communities' objection is, I believe, bogus and infringes on the rights of Tru Homes / The Parks West to develop property already zoned residential.
- **I believe the infusions of tax monies from the new homes will positively impact Chatham county as a whole. The increased tax base will help Chatham County in multiple arenas, from education to roads and general infrastructure of our growing county.**
- Lastly, any issues associated with cut throughs of the Chapel Ridge Community can and should be addressed internally within the Chapel Ridge HOA. These could include restricting access to the golf course via 87 only or addressing access to the Chapel Ridge community entrances located on old Graham Road. In the Parks at Meadowview the residents in fact addressed their cut through issue lawfully and correctly when we closed the gates to our community restricting access to non residents.

Respectfully Yours,

Chris O'Brien

Homeowner / land owner Chapel Ridge *and* The Parks at Meadowview.

**From:** Craig Coulter <[rcraig.coulter@gmail.com](mailto:rcraig.coulter@gmail.com)>

**Sent:** Saturday, July 2, 2022 1:23 PM

**To:** Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>

**Cc:** Robert Logan <[robert.logan@chathamcountync.gov](mailto:robert.logan@chathamcountync.gov)>; Tracey Coulter <[traceycoulter@gmail.com](mailto:traceycoulter@gmail.com)>

**Subject:** Proposed changes to the Parks at Meadowview phases 2 - 4

**WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

To the Chatham County Planning Commission, on behalf of the Raymond Craig Coulter family at 149 Cabin Creek, Pittsboro 27312.

We respectfully ask that the Planning Commission not approve the requested changes to the existing phase 2 – 4 plans for the Parks at Meadowview. Our family is opposed to these changes for these reasons:

- The increased financial burden will be placed on the residents of Chapel Ridge; and
- Property values will be negatively impacted by, a) Chapel Ridge's juxtaposition to a lower-income community and b) increased burden on the existing wastewater utility causing an increase in unpleasant odors in the community.

The board's approval of certain aspects of the proposed changes would place the financial interests of the SRE NC LANCO investors, who do not live in Chatham County, over the expressed interests of Chatham County voters. In other words, it is an indefensible position to place the residents (voters) of Chapel Ridge in a position where they will be required to bear any financial burden (present or future) of any sort, while other non-residents profit from our burden. This financial burden would arise from two areas:

• Increased Road Maintenance. Heavier use than what was anticipated and planned for a main private road that runs through the Chapel Ridge neighborhood will force the residents of Chapel Ridge to bear the sole burden of the road's maintenance and repair or the financial burden that will result from the need to restrict the unplanned traffic increase. Additionally, it is our understanding the phase 1 community refused to allow the SRE NC LANDCO, LLC to create access to the road that opens up to 15-501. Why should the residents of Chapel Ridge be required—by fiat—to bear that very same burden? The requested change to phases 2 – 4 is, at its very core, unfair to the residents of Chapel Ridge.

• Decreased Property Value. People are moving to this area not due to job opportunities but due to the desire to escape the unchecked overgrowth in surrounding areas. I think it is important the Planning Commission understand this fact. Our family made the decision to move to Chatham County based on the frustrations we were experiencing due to the uncontrolled growth of Cary where every project was approved regardless of the burden it placed on those that lived in Cary (and now Apex). Issues included the town's inability to ensure an adequate number of schools and classroom space, traffic congestion, horrendous traffic running through what were once quiet neighborhoods simply because the way was shorter, longer wait times at emergency rooms, and longer drive times to surrounding businesses. I could continue with a list of other undesirable changes we experienced but will not do so for brevity's sake. We were very intentional in selecting Chatham County and specifically Chapel Ridge to build our new home over areas such as Holly Springs. We did our due diligence in reviewing the surrounding areas and specifically looked for anything that would potentially impact our long-term investment. As we considered Chapel Ridge, we became aware of the Parks at Meadowview community and public records indicated the houses that were to be built there were equivalent to our intended investment. The proposed change to phases 2 – 4 would negatively impact the overall appeal of our community and thus decrease future buyer interest or decrease buyer perceived value in our home. There is really no debate about this as we would not have built our home here if the condensed community in phases 2 – 4 had already been built. I realize my statement in this paragraph may seem uncaring, but we are not like that and are just the opposite; however, we are prudent in our investments. Chatham Park is a 7,000-acre community that will eventually be comprised of 22,000 plus units including patio homes, multi-family dwellings, affordable housing, etc.; thus, it alone will undoubtedly meet Chatham County's 2017 Comprehensive Plan to address affordable housing in the immediate

area. Chatham Park's growth plans are already programmed into the Pittsboro community and are not a surprise to anyone—unlike this proposed phase 2 – 4 change is a surprise to our Chapel Ridge community; thus, the sacrifices and risks we are being called upon to make seem unreasonable and very unnecessary.

· Spray Fields. Our family believes the Chatham County's Division of Water Resources currently provides diligent oversight of Aqua's activities and compliance with the requirements of their permit; however, there have been occasions when there was a noticeable sewage stench in the evening air requiring our family to leave the enjoyment of our back porch and retreat into our house. Therefore, given the fact that winds in this area tend to blow in a northwesterly direction, we do not support the addition of new spray fields so close to the Chapel Ridge neighborhood as shown in the proposed changes. We think this will only exacerbate what seems to be a growing problem for the residents of Chapel Ridge that will eventually have to be addressed. **It was interesting to me to see the permitted spray field in the open space next to the phase 1 community was not noted in the proposed sketch plans.** Aqua is a large national water management utility company. It is not surprising that they would seek the least costly alternative to manage the anticipated increase in wastewater. We ask that if additional spray fields are required, an alternative site be selected that is closer in approximation to the Parks at Meadowview community and it is done so without any costs being pushed down to the consumer. This seems reasonable since it is the increased number of households in the abutted neighborhood that necessitates the creation of additional spray fields. In summation, I ask this: Will the Planning Commission place the interest of a track builder, big-money investors, and a national utility company over the expressed interests of voters in Chatham County?

**From:** cameron vernon <[camvern7@gmail.com](mailto:camvern7@gmail.com)>

**Sent:** Saturday, July 2, 2022 7:33 AM

**To:** Hunter Glenn <[hunter.glenn@chathamcountync.gov](mailto:hunter.glenn@chathamcountync.gov)>; Daniel Garrett

<[dan.garrett@chathamcountync.gov](mailto:dan.garrett@chathamcountync.gov)>; Jason Sullivan <[jason.sullivan@chathamcountync.gov](mailto:jason.sullivan@chathamcountync.gov)>

**Subject:** Parks at Meadowview Build Out Plan By True Homes

**WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good Morning. My family and I live in the Parks At Meadowview community and we recently attended a meeting with True Homes and viewed their build out plan. We have been very happy with True Homes transparency and support their plan for our community. We hope that you will approve their plan and thank you for all you do.

Cameron Vernon

107 Dusty Arbor, Pittsboro, NC 27312

Esteemed Planning Board Members and County Commissioners,

I contact you as today as a resident of Chapel Ridge to strongly encourage the rejection of True Homes' requests for Plat Sketch Revision and Schedule Extension. While I currently serve as Chair for the Chapel Ridge HOA's Infrastructure Committe, the comments herein are my own.



- Schedule Extension - According to County Records, SRE NC LANDCO LLC purchased this property in October of 2021. If not for COVID related legislation, the current development schedule would have expired less than two months after that purchase. This requested extension was in no way predicated by the recent pandemic or any other hardship, it is **a means to extend a PUD process that was started over 17 years ago in order to sidestep current regulations**. Specifically, Community protections provided by the Special Use Permit process. Yes, promises have been made to abide by selected current regulations, but these promises are just that, promises. They in no way guarantee outcomes and are potentially unenforceable. Additionally, they do nothing to address the Community impacts detailed below. The developer should either abide by the current PUD that was in place at the time of purchase, work within the confines of current law, or permit the development through current regulations.
  
- Plat Sketch Revision - There are a multitude of concerns raised by the proposed plan. None of which have been properly addressed.
  - Increase in proposed lot count and density - Phases 2-4 was to originally contain 404 large home sites, the new proposal increases this total by 49 units and include a combination of townhomes and smaller homesites. Not only does this not follow the original design intent, the additional units will serve to aggravate existing issues.
    - Odor impacts on Spray Feilds - currently, treated sewage is disposed of via Spray Feilds. These oftentimes carry significant odors that carry throughout the existing neighborhoods. An additional 49 homesites would only exacerbate this problem. How will these odors be addressed when additional Spray Feilds are put into operation?
    - The proposed plan leaves several areas open for future development. What guarantee is there that the developer will not develop these areas in the future?
    - Water supply - Current potable water supplied by Aqua (via Pittsboro) contain PFAS levels that pose a health concern to residents. How will this increase in demand affect supplies? Will additional treatment capacity drive up rates that are already among the highest in the State?
  - Isolation of The Parks Drive - the proposed plan does not connect Phases 2-4 as originally intended in order to provide direct access to Old Graham Road. "The existing residents (of Parks Phase 1) prefer to keep the roads private and gated." Of course they would! They would rather this burden be carried by the residents of Chapel Ridge.

Per the submitted traffic study, 40% of the assumed 3,943 vehicle trips per day (conveniently under the 4k threshold) are expected to utilize Chapel Ridge Dr. for access to Old Graham Road. That amounts to **1,577 additional daily trips** and does not account for the years of additional construction traffic.

In 2020, The Chapel Ridge HOA conducted a traffic study on Chapel Ridge Dr. due to the increased traffic flow caused by the installation of gates along The Parks Dr. This study showed that an average of 493 daily trips occurred and that **85% of drivers exceeded 42mph in a 25mph zone**. We have already been living with the consequences of decisions made by The Parks, but these consequences are nothing compared to quadrupling of daily traffic. Just to reiterate this point, we would see **traffic on Chapel Ridge Dr. jump from 493 daily trips to over 2,000!** Is this fair?

Chapel Ridge Dr. is a privately maintained road. All costs are borne by the residents of Chapel Ridge. Who pays for all of this additional wear and tear? If gates can be installed, who pays for that? It does not appear that those responsible will.

The current condition of Chapel Ridge Dr is unknown. Over the last several years, **the Chapel Ridge HOA has spent over \$1 million correcting construction deficiencies.** These costs do not include regular maintenance and paving, they are solely result of the original developer not constructing our infrastructure per the approved plans. We honestly have no idea what standards Chapel Ridge Dr was constructed to and if it can even handle the increased traffic loads.

The HOA carries Property, GL, and Umbrella Insurance policies. How would this additional traffic affect these premiums?

The County was not around to help when our community was built and we bore the cost, but you have a chance to help us now. Please vote to reject this Sketch Revision and Schedule Extension. Thank you for your consideration and feel free to reach out with any questions.

Respectfully,

David Wirth  
277 High Ridge Ln

This is to inform you that as residents of the Parks at Meadowview community, we are supportive of the current proposal for the development of the next phases provided it develops as stated - with our community remaining gated and separate from the new phase except for the shared amenities.

Thank you,  
Tom and Tammy Fiacco

I am a resident of the parks at Meadowview, we moved here in July 2019. I am fully and completely in support of the proposed plan coming before you.

The addition of a pool and walking trails in the neighborhood will be a boon to the many families in the neighborhood, a great way to provide wholesome entertainment and well being to the whole group.

Tru Homes has been open and transparent with us about their plans and listened to the current residents about our concerns/desires for our neighborhood.

As a parent with two older children approaching adulthood I was also excited to see that the homes proposed will be in a more attainable price range than many of the current homes being built in the area.

Unfortunately I am out of town with limited Wi-Fi and cannot attend the meeting tonight but I just want to stress that I wholeheartedly approve this plan and hope that those voting on it will listen to the current residents of the neighborhood, as we will be the ones most affected now and moving forward.

Thank you,

Melissa Jones  
16 Botanical Way  
Pittsboro, NC 27312

To Whom This May Concern:

Hi there! My name is Jenna Bartlow (Miller) and I reside in the Parks at Meadowview community. I am writing regarding the proposed plans for our community and in support of the revised plan, which includes a variety of positives for those that reside at the Parks. Below you will find bullets as to why this change will have a beneficial impact on our community.

- **A pool & walking trails.**  
Many residents have been waiting a long time to get the amenities they have hoped for and were promised, and those that are new to the community (including myself), are excited for additions that will promote a healthy lifestyle. This community is very family oriented. I can confidently say that at least 85 - 90% of homes have kids. Many families, or soon-to-be families, look for amenities like these within a community. Not only will these additions enhance the quality of life for those already living here, but will be a spotlight for the next 2 - 4 phases of the community as a reason to choose the Parks at Meadowview as a great place to live.
- **The community will remain gated.**  
The Parks at Meadowview (Phase 1) was always meant to be gated. My understanding is that the iron gates have always existed, however, remained open for a long time, allowing neighboring traffic & golf club traffic to use the road as a shortcut to their destination. The straight shot from Old Graham Road is a prime shortcut to our neighboring community, as well as the nearby golf club, bringing in a very large amount of unnecessary traffic & excessive speeding. A radar was set up along the community stretch, showing an average of 400 - 500 cars passing through each day at an average speed of 40 mph (Note: Speed limit is 25 mph). Finally 3 years ago, the gates were closed at all times, allowing only residents and invited guests to pass through. This tremendously cut down the traffic to less than half of what it was. As stated in the previous bullet point, this community is very family oriented. Many have chosen this community for the gates, and the added perk of privacy. The gates provide safety benefits, as well as reduced traffic, allowing kids to play at ease, and for residents to go for a walk without the added worry of inattentive drivers speeding down the winding road. Again, the Parks (Phase 1) was always a private *gated* community, and the revised community plan allows it to stay as such.
- **The revised community plan is much more structured and organized.**  
The homes & roadways within the new plan are more strategically planned. The roads allow for easy flow of traffic, as well as reduce the community to 50 fewer homes. The pool amenity & walking trails allow the Phase 1 & Phase 2 - 4 communities to come together as well

With all of this in mind, I hope you have come to understand that the Parks at Meadowview is not just a community, but a place to grow and thrive as a family. The additives to the revised plan allow our community to be more than a cluster of homes, but also a place where kids can go for a bike ride on the Parks Drive with minimal traffic, spend a day at the pool with friends and family, as well as go for a stroll on the new trail system(s). I'm confident that should the **new** plan obtain approval, The Parks at Meadowview will become a sought after location to live within Chatham County. I truly appreciate you taking the time to review my thoughts & look forward to a positive future at the Parks!

Best Regards  
Jenna

Good afternoon,

I am a Chatham County resident residing in The Parks at Meadowview.

I am in favor of the plan proposed by SRE NC Landco, LLC and True Homes.

The proposed plan would bring much needed home inventory to Chatham County at a purchase price that is much more accessible than homes in the originally approved plan.

Kind regards,  
Walter Ross Hannah

Hello,

My family has resided in The Parks for 8 years, and we do love it here and plan to stay for many more years. We are writing in support of the new plan that has been proposed for our community. This plan would allow our community to have a pool and trails, while preserving lots of green space. There are a LOT of families in The Parks who would benefit from these amenities, including ours. We have 4 children who would love to be able to swim in a neighborhood pool. I am an avid trail runner, and sometimes use the Northwood cross country trail, but often drive to Briar Chapel to run on their trails. It would be amazing to have trails in our own neighborhood. Our family has lived in this neighborhood longer than most, and we fully support this new amended plan.

Respectfully,  
Lucy and Jim Kurz  
208 The Parks Drive  
Pittsboro, NC 27312

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I am a Chatham County resident residing in The Parks at Meadowview.

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The proposed plan would bring much needed home inventory to Chatham County at a purchase price that is much more accessible than homes in the originally approved plan.

Kind regards,  
Walter Ross Hannah

Hi there,

My name is Sean Bartlow and I am a resident of the Parks at Meadowview community. I am residing in the new Ashton Woods Community. I was informed about the upcoming decision and that my opinion needs to be heard since it directly impacts the community that I am living in. I would also like to note that it is important to consider how many voices our community has. We

have less than 100 homes built (I know this by walking the community and delivering a little over 90 flyers). ***It is easy for our voices to be flooded by the larger community next to us and I believe it is important to listen to both voices equally, regardless of size or status.***

The proposed plan which includes a space for amenities, walking trails, and a variety of homes is the best choice for utilizing the space in this area of Chatham County. Our community is primarily families with young professionals who are looking for a place to raise their children safely while developing relationships with neighbors. In my points below I explain why I believe this to be true:

- Amenities
  - The proposed amenities will be a great addition to our community. The pool will provide a great space for families to gather on the hot summer days. We recently hosted a small get together of neighbors to celebrate the fourth of July and we were grateful to meet so many new neighbors and spend time together. It was clear that if there was a space where this could be done comfortably without someone needing to host, that the community would grow closely together. The proposed trails are a great amenity to promote well being physically and mentally. Many of us work from home and could use a space that would help us disconnect from work by walking in the woods.
- Diverse Neighborhood
  - The new homes that are proposed are going to be a bit smaller than the current models and will also include some townhomes. This will allow people with smaller families, or different circumstances to live in this great community. This will also allow our kids to grow up with children with different backgrounds and experiences.

Overall, we all want the acres of forest in Chatham County to stay full of trees and silence. But we know that this cannot be the case. We need to build homes to accommodate the various corporations who are now eyeing our county for development. In order to keep these corporations eye on our county, we need to accommodate housing for the diverse workforce. This plan is a great plan that serves our community wholely and provides a variety of homes to whomever may be looking. It is not beneficial to us or the county if we delay the build out of this land any longer. Chatham County needs the homes, and we need the amenities to grow as one community.

Thanks,  
Sean Bartlow  
(314) 265-0079  
Pittsboro, North Carolina

Good afternoon,

My husband Justin and I live at 110 S. Parkside Drive in the "older" section of the Phase 1 development of the Parks at Meadowview, close to Old Graham. We have a 6 month old son and very much look forward to raising him in this community.

I want to write to acknowledge my support for the proposed revisions to the community that TrueHomes has provided. It reduces the overall number of homes in the community, and therefore traffic, especially through the main corridor of The Parks Drive. Having reviewed the county's websites and all the documents, traffic, land, water studies, etc, I believe I truly

understand the impact to ours and Chapel Ridge's communities. Developing their own entrance off the roundabout near Hwy 87 and the shared community amenity were both critical to our decision, as well as us maintaining the privacy provided by the gates.

We will join the meeting tonight but please accept this message in lieu of testimony. I am happy to answer any questions.

Thank you.

Kate & Justin Naper

I am a resident of the parks at Meadowview, we moved here in July 2019. I am fully and completely in support of the proposed plan coming before you.

The addition of a pool and walking trails in the neighborhood will be a boon to the many families in the neighborhood, a great way to provide wholesome entertainment and well being to the whole group.

Tru Homes has been open and transparent with us about their plans and listened to the current residents about our concerns/desires for our neighborhood.

As a parent with two older children approaching adulthood I was also excited to see that the homes proposed will be in a more attainable price range than many of the current homes being built in the area.

Unfortunately I am out of town with limited Wi-Fi and cannot attend the meeting tonight but I just want to stress that I wholeheartedly approve this plan and hope that those voting on it will listen to the current residents of the neighborhood, as we will be the ones most affected now and moving forward.

Thank you,

Melissa Jones  
16 Botanical Way  
Pittsboro, NC 27312

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Best Regards  
 Jenna

Hi Jason,

Thank you for allowing emails from Chapel Ridge residents regarding the revised plans for the proposed True Homes development off Park Meadows drive.

I share community concerns about the ability of Aqua to handle the sewage treatment of so many new homes, and question the wisdom of having spray fields so close to Chapel Ridge residents who currently have none near them. When Chapel Ridge was developed, they planned designated spray fields on our golf course and common areas, not adjacent to nearby properties. Our residents who live near our spray fields have had an issue with offensive odors. Is it fair to expect more of our residents to be exposed to those odors generated from another development, when none of those new True Home houses will have spray fields adjacent to them?

My primary concern, however, is the proposal by the new developer to designate Chapel Ridge Drive as a route for their building supply trucks, construction crews, and residents to access Old Graham Road. This is a private road, which Chapel Ridge residents pay to maintain! Telling others to use it is similar to another person telling anyone they may use our driveway if they want extra parking space! Both Chapel Ridge Drive and our driveway are private, and the only ones who can give permission are the owners.

Chapel Ridge did explore, a few years ago, the possibility of the county taking over maintenance of our roads. It was determined that it could not happen because our roads are too narrow to meet county standards. The fact that our roads are narrow, and that Chapel Ridge Drive is hilly, with many curves creates dangerous situations already for our residents. For instance, when a landscaping truck and trailer are parked in my lane going uphill, and with a curve beyond it, there is no safe way to pass. I must go into the oncoming lane and pray that another car is not headed toward me. We already have greatly increased traffic within Chapel Ridge because there are so many homes under construction (currently 107). If we add construction and residential traffic from hundreds of new homes that would be trespassing on our roads, the danger will increase greatly. In addition, those hills and curves on Chapel Ridge Drive make sightlines from certain intersections very short in some places, increasing the danger of using that road.

We live near the exit of Chapel Ridge Drive to Old Graham Road, with vision down the hill to the left partially blocked by trees. It is already sometimes difficult to turn onto Chapel Ridge Drive. Add potentially hundreds of additional non-resident drivers, and it would make the situation much worse. Our roads were not built for that amount of traffic, nor for non-Chapel Ridge residents!

I hope that our Chatham County Planning Board will advise the developer of the new section of The Parks to go back to the drawing boards and come up with a proposal to provide their own road to Old Graham Road, and to develop spray fields adjacent to their properties, as the Chapel Ridge Developers did for us. Chapel Ridge residents should not have to bear the expense of road repairs, inconvenience and increased danger of driving on their own roads, or increased odors. The developer of the new section of The Parks evidently wants to make profits without sacrificing money or detracting to property values (odors) for their new development! Chapel Ridge residents should not have to subsidize this new section of The Parks!

Jan Rickard  
64 Nuthatch Drive  
Chapel Ridge  
Sent from my iPad

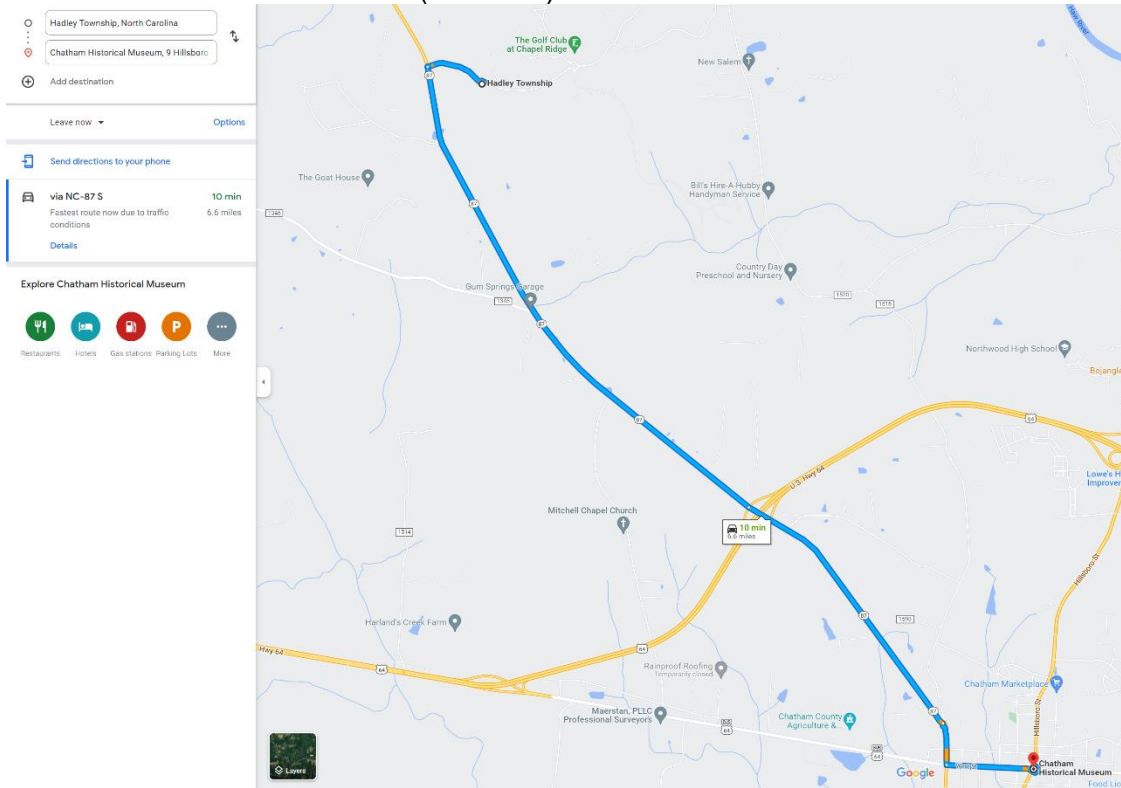
Thank you so much for considering my comments. I wanted to mention another point, please.

Residents of SRE NC Landco, LLC's and True Homes's proposed new phase would not benefit from driving to downtown Pittsboro (or to Chapel Hill) through the Chapel Ridge subdivision.

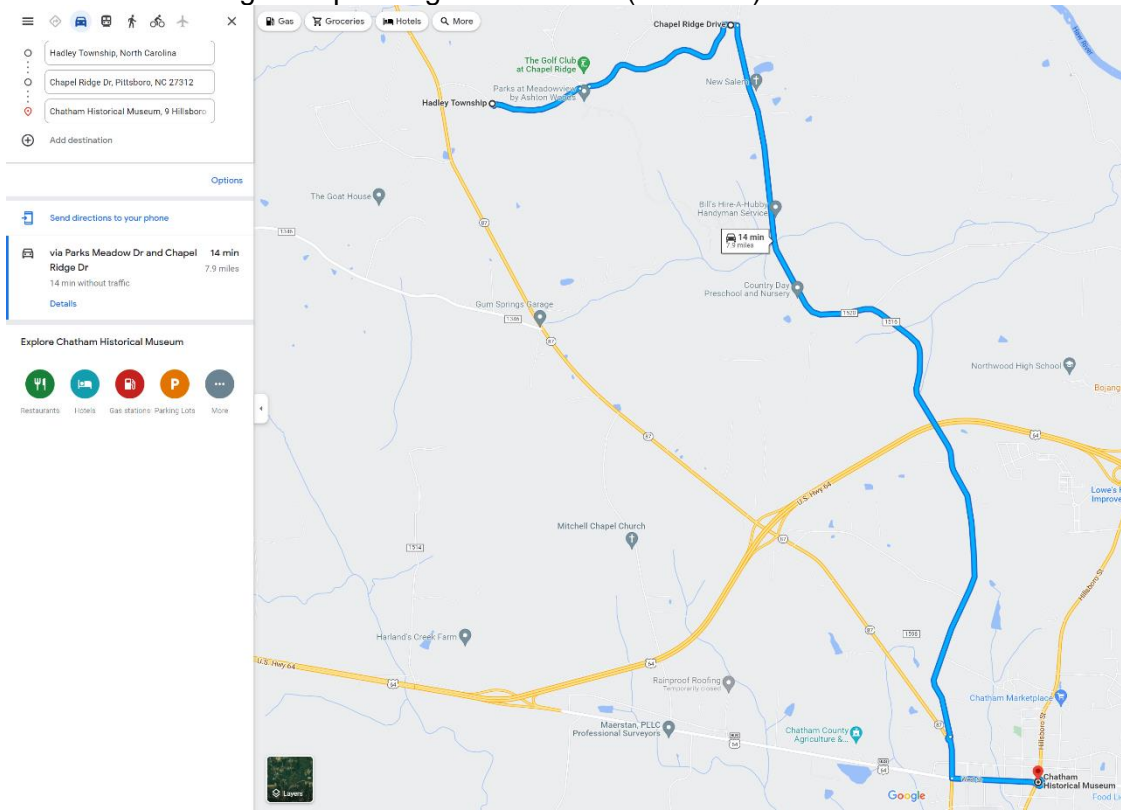
Per Google Maps, driving from the proposed new phase would take the following travel times:



### To Pittsboro via 87: 10 minutes (6.6 miles)



### To Pittsboro through Chapel Ridge: 14 minutes (7.9 miles)



### To Chapel Hill via 87: 28 minutes (17 miles)

This map shows a route from Hadley Township, North Carolina to Chapel Hill, North Carolina. The route is highlighted in blue and follows US-15 N/US-501 N. The estimated travel time is 28 minutes for a distance of 17.0 miles. The map interface includes a search bar with the origin 'Hadley Township, North Carolina' and destination 'Chapel Hill, North Carolina'. A sidebar on the left lists alternative routes: 'via Jones Ferry Rd' (28 min, 17.0 miles), 'via US-15 N/US-501 N' (32 min, 19.9 miles), and 'via Old Greensboro Rd' (33 min, 20.6 miles). There is also an 'Explore Chapel Hill' section with icons for restaurants, hotels, gas stations, and parking lots.

### To Chapel Hill through Chapel Ridge: 32 minutes (17.5 miles)

This map shows a route from Hadley Township, North Carolina to Chapel Hill, North Carolina, passing through Chapel Ridge. The route is highlighted in blue and follows Parks Meadow Dr and Chapel Ridge Dr. The estimated travel time is 32 minutes for a distance of 17.5 miles. The map interface includes a search bar with the origin 'Hadley Township, North Carolina' and destination 'Chapel Hill, North Carolina'. A sidebar on the left lists alternative routes: 'via Parks Meadow Dr and Chapel Ridge Dr' (32 min, 17.5 miles) and '32 min without traffic'. There is also an 'Explore Chapel Hill' section with icons for restaurants, hotels, gas stations, and parking lots.

Kind regards, Walter Ross Hannah

To Hunter, Dan, Jason, & whoever else it may concern.

I would like to express mostly approval of the new project that is being proposed for our development. While I still have a few unanswered questions before I can fully be 100% committed, here are the reasons that I would like to see the project be highly considered to be moved forward at this point.

1-Because we have young kids and we could see a huge benefit to having some amenities such as a pool, walking trails, and hopefully some other additional amenities that our family can enjoy.

2-I would like our community to remain gated. This was a big selling point when we purchased our home. We moved into this community not knowing any of the history or background regarding the previous developers or the HOA. We were never told that there may be additional communities/phases that would be ungated and connected to our community.

3-Their proposed plan would hopefully normalize our HOA dues to a more reasonable amount as well as give us some of the amenities that were originally promised to the 1st residents.

4-I would like to have a voice in our HOA and what happens in our community, and unfortunately until the development moves towards 90% completion this cannot happen because they have 10 votes for every empty lot and we have 1 vote for every finished lot.

5-I don't think any plan is going to be a perfect plan (there are things about the old approved plan that I have concerns about). I do feel that the new developer & Tru Homes have tried their best to listen to our communities history/background, our needs/wants and I think they have tried their best to combine our requests while still trying to meet the current market needs.

Thank you for taking the time to review this plan and consider it. We would like to see our community finally move forward (hopefully for the better) after all it has been through the past 15-20 years. It is greatly appreciated. Please feel free to reach out to me if you have any questions or concerns regarding this letter.

Warmly,

Cherise Wayment McDermott

Gentlemen,

My name is Ernest Parker, and I am a retired Army Colonel living in The Parks at Meadowview.

I strongly encourage you to approve the proposed build-out plan for the remaining phases 2-4 of the Parks at Meadowview community. I have lived in my home for four and a half years. Given the rise in the cost of housing in Chatham County, I could not afford to purchase my house today. The build-out of the Parks at Meadowview will offer smaller lots with slightly smaller homes and a lower-cost housing option for people considering moving to Chatham County.

The build-out utilizes land adjacent to Chapel Ridge and phase 1 of The Parks at Meadowview, reducing sprawl and allowing the opportunity for shared amenities in the Parks.

The developer has done an excellent job analyzing road traffic patterns and has shown that most traffic from residents living in phases 2-4 of the Parks at Meadowview will feed onto Highway 87 when exiting the community.

I request that you approve Phases 2-4 of the Parks at Meadowview Community.

Sincerely,

Ernest T. Parker  
Colonel, U.S. Army (Ret.)  
227 The Parks Drive  
Pittsboro, NC 27312

To whom it may concern:

I would like to express my approval for the new proposed Parks at Meadowview Development plan.

I am in favor of the following:

1-Growth of our development and seeing it move towards completion 2-Keeping our community gated 3-Providing us with amenities we could enjoy that would allow us to make memories with our children 4-Having the HOA turned over to us so that we can have a voice in what happens in our community 5-Getting our money's worth for what we are paying in HOA dues.

Lastly, I just wanted to mention that it is my understanding that a big concern for the Chapel Ridge residents that oppose this plan appears to be mostly due to traffic. While I recognize that this could be a concern, I have also been made aware that the main reason that our gates were activated was because the people from Chapel Ridge were driving through our community (many speeding) yet they do not want additional traffic driving through their community? I find this to be a bit hypocritical/ironic...

Thank you for your time, consideration, and interest in our community.

Roury McDermott

Good afternoon,

I am a Chatham County resident residing in The Parks at Meadowview. I am in favor of the plan proposed by SRE NC Landco, LLC and True Homes. We are requesting your consideration for amenities such as a pool, walking trails, and open space for our community and the families that live there.

Thanks so much in advance,  
Janet Taylor  
40 S Parkside Drive.

July 8, 2008

To: Mr. Jason Sullivan, County Planning Director  
Chatham County Planning Board

I registered for and attended by video the Chatham County Planning Board meeting of July 5, 2022. Since then, I went back to the meeting via video and replayed it in its entirety. I am focusing on three statements made by residents of The Parks at Meadowview to show sound reasoning as to why their main road, The Parks Drive, should be made assessable to the new housing units in Phase 2-4 as a means of reaching Old Graham Road.

- A The Parks at Meadowview resident states, “to us, it comes down to what we can get the most for (with) the least downsides”.

The proposed plan submitted to the planning board satisfies the above statement of giving them “the most”. True Homes representatives met with residents of The Parks at Meadowview to discuss the new plans for Phase 2-4, adding amenities, green space, walking trails and 788 new homes. There is no “downside” to them as they asked that The Parks Drive road, their gated, private road and their main route to Old Graham Road, not be made assessable to the residents of Phase 2-4. They state a traffic study demonstrates most residents in the new phase will use a publically maintained road, Parks Meadows Drive, to reach Highway 87 to travel to their destinations (60% by estimate). They state the other 40% that want to reach Old Graham Road can travel through Chapel Ridge on the Chapel Ridge private road of Chapel Ridge Drive. The Parks at Meadowview residents commented many times how much they love their quiet road and how safe they feel with it being gated and private and they do not desire this to change. The original plans show The Parks Drive as carrying vehicles from other phases of The Parks at Meadowview that were not yet built and there are curb cuts present showing where future roads would tie in. The Parks Drive was designed to be the access road for Old Graham Road for The Parks at Meadowview residents both current and future.

- Another The Parks at Meadowview resident states, “It would be a major problem handling this traffic through The Parks”.

This statement reflects they acknowledge there will be residents from Phase 2-4 that will want to use Old Graham Road. To solve this issue for them, the current plan shows no connection via roads from Phase 2-4 to their main road, The Parks Drive. The symbiotic relationship the current residents’ state they desire with the new phase residents is only a good relationship if the current Phase 1 residents meet them at the new amenities, walking trails or green spaces. They do not want to see them on The Parks Drive.

- A third point stated by a resident of The Parks at Meadowview indicates he is aware of our traffic concerns and our traffic study of 2020. “That they (Chapel Ridge) mentioned \$1 million to repair their roads is not due to Parks at Meadowview traffic. There is no reason for any of us to go through there. It shouldn’t be put on The Parks at Meadowview as the reason for why they are making repairs.”

Pay close attention to this point; he is correct that the traffic study done and paid for by Chapel Ridge residents showed, in 2020, an excess of 500 vehicles a day using Chapel Ridge Road. I agree with him, this study was done after The Parks at Meadowview closed their gate. I am not indicating they contributed to that count, nor are they the reason for our road maintenance costs. The vehicles counted represent what we know and accept as our responsibility- our resident traffic, our construction traffic and the golf course traffic. Our HOA and Financial Committee have done an excellent job of staying on top of these private roads and have planned, and budgeted, out to 2040, what we will need to keep our private roads in good repair for the traffic we see as our responsibility. Now, The Parks at Meadowview tells us we can absorb a 40% increase in vehicle traffic from their new development, somewhere around an increase of 1,600 vehicles, and we can pay for the wear and tear to our private roads out of our

HOA fees because they want to keep The Parks Drive quiet and safe. They stated in their comments many times they do not feel we will notice much difference in our traffic as most people will not want to travel that route to Old Graham. Another statement made by a resident of The Parks at Meadowview is, (I) “understand the concerns of Chapel Ridge residents, but, we also do not want extra traffic in our area as well.” Another resident states they cannot handle traffic from a development of that volume on their road as they cannot afford repairs; yet, another resident insists that same volume of traffic through Chapel Ridge will only be a minimal problem. The only difference I see towards minimal problem or major problem is if the traffic is routed through The Parks at Meadowview (major problem) or Chapel Ridge (minimal problem).

In conclusion, my intent with this letter is to indicate the current plan submitted for approval does exactly what The Parks at Meadowview residents want, “what we can get the most for (with) the least downside”. They get amenities they’ve not been able to afford to build, they get 788 new homes they can collect quarterly fees from, and new residents they can socialize with. They can advertise their development as being family friendly and actually list quality amenities on the internet where currently the only amenities I find listed for them refer to the locale of Chatham County and all it has to offer, plus close proximity to Food Lion and Pittsboro. What does Chapel Ridge, their responsible neighbor get? We get their “DOWNSIDE”- their traffic. Oh, and we get to pay for it, too.

I ask the plan be amended to allow roads from Phase 2-4 a connection to The Parks Drive and thus an exit to old Graham Road through The Parks at Meadowview community.

Susan Hynson  
Chapel Ridge Resident

Mr. and Mrs. Stephen Carlyle Townsend  
1036 Cabin Creek, Pittsboro, NC 27312  
(cell: 918-812-2697; home: 919-533-6100)

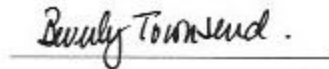
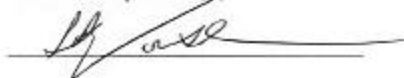
July 1, 2022  
Attn: Mr. Jason Sullivan  
Director, Chatham County Planning Board  
80, East St. A  
Pittsboro, NC 27312

Subject: Objections to Proposed Revisions to the Parks at Meadowview Project

After reviewing documents from the Chatham County Planning Board specific to the Parks at Meadowview Revision project, we **strongly recommend rejecting** the proposed revisions to the project. We recommend this for the following reasons:

- The Parks at Meadowview is a development adjacent to both State Route 87 and Old Graham Road. Access to both roads through the development's **own** internal private roads is the best and most expeditious way to provide residents of all The Parks Phases with access to both routes. Furthermore, providing connection between the gated Phase 1 and Phase 2 - 4 areas within The Parks at Meadowview would provide additional safety to residents for emergencies.
- In the Traffic Impact Analysis prepared for True Homes dated May 2022, the narrative is inconsistent. At times it refers to "2022 existing traffic conditions" and at other points it cites a study done in March of 2018. The analysis also cites that Chapel Ridge Drive is a local road, when in fact it is **private**. It is unacceptable that the Chapel Ridge Community should pay for the additional maintenance of Chapel Ridge Drive that will result if this revision is accepted.
- In the proposed revised plan, residents in the Phase 2-4 areas of The Parks at Meadowview would have to access Old Graham Road **only** through Chapel Ridge's internal, **private** road, Chapel Ridge Drive. This makes little sense, since The Parks already provides access to Old Graham Road. **The Parks must provide this access for their own residents using their own private road.**
- We are also concerned as to whether the existing waste treatment facility has adequate capacity, and if state requirements regarding setbacks to adjacent homes and odor control have been met. Any studies on these issues must be made public.

Yours respectfully,



The undersigned request that the Chatham County Planning board seek acceptance of the following items as a condition of approval of the revised The Parks at Meadowview plan being submitted by SRE NC LANDCO LLC and True Homes.

1. Provide access to Old Graham Road by way of The Parks Drive, a private gated road that is part of the Parks community. If this condition is not met, Chapel Ridge residents will likely seek the Chapel Ridge Community Association Board of Directors approval to install gates.
2. Build an access road for construction vehicles connecting directly to NC 87 to minimize the impact to existing roads.
3. Fund odor eliminating methods to minimize the impact of spray fields in close proximity to Chapel Ridge homes.
4. Publicize how the locations of the new spray fields were determined and why they are in close proximity to Chapel Ridge homes.
5. Publicize the impact the increase in units will make on the waste treatment facility.
6. Agree to negotiate with Chapel Ridge Community Association, The Golf Club at Chapel Ridge, and other developments utilizing the waste treatment facility to appropriate allocations of resultant effluent.
7. Work with NCDOT to install a traffic light at the intersection of Park Meadow Dr and NC 87.

<i>Ashley &amp; Kelli Baquero</i>	1105 Golfers View Dr.
<i>Joanne Palaskas</i>	114 Autumn Chase
<i>Doug Emmons</i>	114 Autumn Chase
<i>Steve &amp; Nancy Schoemaker</i>	84 Cabin Creek
<i>Martin Simon</i>	434 Autumn Chase
<i>Danny &amp; Brenda Allen</i>	12 Pintail Ct.
<i>Ken &amp; Iris Dellinger</i>	200 Berry Patch Lane



<i>Frank &amp; Patricia Candela</i>	428 Autumn Chase
<i>Cameron &amp; Karen McNaughton</i>	135 Chapel Ridge Dr.
<i>T. Michael &amp; Donna T. Calloway</i>	83 Quail Point
<i>Scott &amp; Mary Oldham</i>	183 Cabin Creek
<i>Stan &amp; Marybeth Beyler</i>	209 Autumn Chase
<i>Chris Sauls</i>	131 Crimson Way
<i>John Peel</i>	131 Crimson Way
<i>Peter &amp; Anita Zelek</i>	59 Autumn Chase
<i>Sonia Logan</i>	73 Nuthatch Dr.
<i>Tom Heneghan</i>	639 Golfers View Dr.
<i>Irene Webber</i>	639 Golfers View Dr.
<i>Wayne Edwards</i>	136 Crimson Way
<i>Kathleen Callaghan</i>	136 Crimson Way
<i>John &amp; Rose Dunaway</i>	243 Autumn Chase
<i>Stephanie Pierson</i>	820 Chapel Ridge Dr.
<i>Mikkel &amp; Melanie Thompson</i>	36 Birdie Ct.
<i>Lauren &amp; Forrest Rhyne</i>	245 Autumn Chase
<i>Lorrie Barber</i>	185 Quail Point
<i>Gianluca Di.Michele</i>	185 Quail Point
<i>Richard &amp; Cheryl Markiewicz</i>	299 Autumn Chase
<i>Susan &amp; Rod Hynson</i>	769 Cabin Creek
<i>Erich &amp; Lisa Magee</i>	145 Crimson Way
<i>Mike &amp; Angie Smith</i>	87 Duck Bill Trail
<i>Katie &amp; Phil Sutphin</i>	295 High Ridge Lane
<i>Charlene &amp; Troy Stephens</i>	44 Rosewood Ct.
<i>Yvonne &amp; Michael Beal</i>	253 Berry Patch Lane
<i>Phil &amp; Gaylen Royal</i>	89 Autumn Chase

<i>Loni &amp; Enzo Rosas</i>	162 Autumn Chase
<i>Lou &amp; Ligia Wiersma</i>	72 Mossy Creek Ct.
<i>Peter &amp; Nancy Andersen</i>	28 Lynn Stone Ct.
<i>John &amp; Diane Gahagan</i>	658 Cabin Creek
<i>Anthony &amp; Tori Scuderi</i>	71 Willow Creek Ct
<i>Sean &amp; Dawn Cross</i>	31 Hazelwood Ct.
<i>Ray &amp; Regina DeCristofaro</i>	226 Lookout Ridge
<i>Jeff &amp; Jennie Stein</i>	1328 Golfers View Dr.
<i>Sal &amp; Kathie LaBriccosia</i>	476 Chapel Ridge Dr.
<i>Scott &amp; Patricia Sellers</i>	308 Autumn Chase
<i>Karlanette &amp; Bob Harrison</i>	128 High Ridge Lane
<i>Luciano &amp; Phyllis Mastrocola</i>	196 Autumn Chase
<i>Larry &amp; Linda Gaudreault</i>	60 Sweet Meadow Lane
<i>Nelu &amp; Lisa Skumpjia</i>	769 Chapel Ridge Dr.
<i>Carolyn &amp; Randy Galloway</i>	48 Golfers View Dr.
<i>Margaret &amp; Joe Moran</i>	83 Autumn Chase
<i>Rhonda &amp; Adam Brand</i>	201 Cabin Creek
<i>Donna &amp; Leo Jarmusz</i>	107 Birdie Ct.
<i>Rob &amp; Anne MacDougall</i>	942 Cabin Creek
<i>Lahir &amp; Anjana Patel</i>	177 Chapel Ridge Dr.
<i>Liz &amp; Mark Mirkin</i>	356 Autumn Chase
<i>Susan &amp; David Morton</i>	133 Colonial Trail Ct.
<i>Doug &amp; Sherry Malcolm</i>	525 Cabin Creek
<i>Stephen &amp; Beverly Townsend</i>	1036 Cabin Creek
<i>Steve &amp; Laura Woodham</i>	38 Cabin Creek
<i>Christian &amp; Ashlie Campbell</i>	882 Cabin Creek
<i>Debbie &amp; Ron Morris</i>	228 Autumn Chase

<i>Tom &amp; Kathy Abbott</i>	127 Mallard Bluff Way
<i>Will &amp; Grace Cochran</i>	275 Autumn Chase
<i>Jim &amp; Jo Ann Bortz</i>	128 Deep Creek
<i>Nancy &amp; Roland Hayes</i>	241 Berry Patch Lane
<i>Steve &amp; Shirley Sauter</i>	779 Golfers View Dr.
<i>David &amp; Kathy Morrison</i>	417 Autumn Chase
<i>Shirley &amp; Dick Schuler</i>	121 Autumn Chase
<i>Michael &amp; Lenna DeMuro</i>	774 Chapel Ridge Dr.
<i>Doug Jenkins</i>	462 Berry Patch Lane
<i>Ginda Meintz</i>	462 Berry Patch Lane
<i>Denise &amp; Michael Wisnowski</i>	225 Autumn Chase
<i>Michael &amp; Darlene Ryan</i>	365 Crimson Way
<i>Phil &amp; Angela Braun</i>	206 High Ridge Lane
<i>Chad &amp; Laura Petersen</i>	928 Cabin Creek
<i>Keith &amp; Patricia McNaughton</i>	624 Chapel Ridge Dr.
<i>Eric &amp; Sharman Noguchi</i>	120 Hidden Creek Ct.
<i>Paul &amp; Karin Seunes</i>	59 Berry Patch Lane
<i>Jim &amp; Meridyth Prouty</i>	915 Cabin Creek
<i>Chuck &amp; Jan Rickard</i>	64 Nuthatch Dr.
<i>Doug &amp; Roxanne Horner</i>	90 Old Hickory
<i>Mike &amp; Julie Marino</i>	253 Autumn Chase
<i>Katherine &amp; Robert Spinelli</i>	304 Chapel Ridge Dr.
<i>Russ Johnson</i>	64 Berry Patch Lane
<i>Shari Passerotti</i>	64 Berry Patch Lane
<i>Henry Adleman</i>	658 Chapel Ridge Dr.
<i>Gail Rosenthal</i>	658 Chapel Ridge Dr.
<i>Marty &amp; Cathy Young</i>	74 Quail Point

<i>Myron &amp; Susan Goodrich</i>	330 High Ridge Lane
<i>Beverly Dugan</i>	108 Mossy Creek Ct.
<i>Patrick Mahoney</i>	108 Mossy Creek Ct.
<i>Kathryn Vollmer</i>	613 Chapel Ridge Dr.
<i>Deborah Sue &amp; Henry Hanburger</i>	968 Golfers View Dr.
<i>Barbara Weisbein</i>	320 Autumn Chase
<i>Doug &amp; Lisa Wright</i>	58 Od Hickory
<i>Lisa Anne Markel</i>	817 Chapel Ridge Dr.
<i>Joe Padovano</i>	1171 Golfers View Dr.
<i>Roberta Gfeller</i>	1171 Golfers View Dr.
<i>Todd &amp; Kelly Rogers</i>	237 Deep Creek
<i>Todd &amp; Kelly Rogers</i>	446 Deep Creek
<i>Barbara Arcand</i>	94 Mossy Creek Ct.
<i>Roland Chasse</i>	94 Mossy Creek Ct.
<i>Ben &amp; Bridget Esposito</i>	325 Crimson Way
<i>Shayne &amp; Donna O'Neill</i>	539 Chapel Ridge Dr.
<i>Jay &amp; Laure Seuss</i>	384 Colonial Ridge Dr.
<i>Jay &amp; Laure Seuss</i>	31 Rosefield Ct.
<i>David &amp; Erika Wirth</i>	277 High Ridge Lane
<i>David &amp; Erika Wirth</i>	249 High Ridge Lane
<i>Chris &amp; Jimmy Sincad</i>	579 Golfers View Dr.
<i>Andrew &amp; Lisa Binnie</i>	91 Berry Patch Lane
<i>Teresa Kefner</i>	311 Autumn Chase
<i>Brad &amp; Kate Walston</i>	113 Old Hickory
<i>Paul &amp; Nancy Lindbloom</i>	684 Cabin Creek
<i>Ann &amp; Harris Wilson Green</i>	280 Autumn Chase
<i>Joe &amp; Karen Styres</i>	156 Bur Oak Ct.

<i>Steevie Parks</i>	31 Sweet Meadow Lane
<i>Jeffrey Badgett</i>	31 Sweet Meadow Lane
<i>Tommy &amp; Suzette Holder</i>	378 Autumn Chase
<i>Tracey Coulter</i>	149 Cabin Creek
<i>Jim &amp; Laraine Sedlmeyer</i>	208 Colonial Ridge Dr.
<i>Kory &amp; Amanda Klier</i>	561 Golfers View Dr.
<i>Rose &amp; Robert Kinkaid</i>	266 Autumn Chase
<i>Cornelius &amp; Connie Arrington</i>	92 Autumn Chase
<i>Shane &amp; Erin Parrish</i>	160 High Ridge Lane
<i>Mike &amp; Jennifer Lanza</i>	316 Chapel Ridge Dr.
<i>James &amp; Susan Lucas</i>	114 Colonial Ridge Dr.
<i>Pat &amp; Cindy Palazzo</i>	1187 Golfers View Dr.
<i>Mina Wilson</i>	325 Autumn Chase
<i>Aaron Kuehn</i>	325 Autumn Chase
<i>Julie Edell</i>	827 Berry Patch Lane
<i>Ed &amp; Lorelei Schindler</i>	342 Chapel Ridge Dr.
<i>Jody &amp; George Kulick</i>	914 Berry Patch Lane
<i>Rom &amp; Franca Alphin</i>	188 High Ridge Lane
<i>Michelle &amp; Chris Warner</i>	382 Autumn Chase
<i>Neal &amp; Teresa Leazer</i>	299 Cabin Creek
<i>Kristin Kirschfeld</i>	2 Brandon Pines Ct.
<i>Gregory Therrien</i>	2 Brandon Pines Ct.
<i>Robert &amp; Margaret Sperduto</i>	1149 Golfers View Dr.
<i>Susan Sudd</i>	360 Autumn Chase
<i>Vince</i>	360 Autumn Chase
<i>Kay &amp; Brad Flem</i>	54 Birdie Ct.
<i>Mark &amp; Lynn Albert</i>	138 Colonial Trail Ct.

<i>Sherry Gaden</i>	655 Chapel Ridge Dr.
<i>Neil &amp; Molly Harrison</i>	50 Larkspur Ct.
<i>Arthur &amp; Mary Ellen Mason</i>	70 Teal Trace Ct.
<i>Meghan &amp; Matthew Wolfgang</i>	192 Mallard Bluff Way
<i>William Axelrod</i>	130 Autumn Chase
<i>Vanessa &amp; Joseph Lorette</i>	206 Mallard Bluff Way
<i>Carl &amp; Susan Moushon</i>	354 Crimson Way
<i>Rick Siegel</i>	68 Bur Oak
<i>Cindy &amp; Reggie Moran</i>	407 Autumn Chase
<i>Sheila Sumaylo</i>	1357 Golfers View Dr
<i>Michael Michelle</i>	11 Swallow Tail Ct.
<i>Arnold &amp; Riza Abraham</i>	193 Autumn Chase
<i>Randy &amp; Cheryl Haywood</i>	6 Barn Owl Lane
<i>Melissa Chapman</i>	255 Cabin Creek
<i>Mike &amp; Kathy Blazer</i>	430 Autumn Chase
<i>Laura &amp; Philip Brasse</i>	26 Horne Castle Ct.
<i>Carl &amp; Charlotte Berglund</i>	294 High Ridge Lane
<i>Kimberly Smith</i>	142 Autumn Chase
<i>Ryan Perry (JCG Homes)</i>	92 Nuthatch Dr.
<i>Ryan Perry (JCG Homes)</i>	100 Old Hickory
<i>Ryan Perry (JCG Homes)</i>	65 Cabin Creek
<i>Ryan Perry (JCG Homes)</i>	66 Duck Bill Trail
<i>Ryan Perry (JCG Homes)</i>	30 Duck Bill Trail
<i>Ryan Perry (JCG Homes)</i>	137 Deep Creek
<i>Ryan Perry (JCG Homes)</i>	1118 Golfers View Dr.
<i>Ryan Perry (JCG Homes)</i>	222 Colonial Trail Ct.
<i>Ryan Perry (JCG Homes)</i>	961 Cabin Creek

<i>Ryan Perry (JCG Homes)</i>	782 Cabin Creek
<i>Ryan Perry (JCG Homes)</i>	70 Cabin Creek
<i>Ryan Perry (JCG Homes)</i>	145 Lookout Ridge
<i>Ryan Perry (JCG Homes)</i>	45 Crimson Way
<i>Ryan Perry (JCG Homes)</i>	1045 Cabin Creek
<i>Ryan Perry (JCG Homes)</i>	623 Golfers View Dr.
<i>Ryan Perry (JCG Homes)</i>	561 Chapel Ridge Dr.
<i>Ryan Perry (JCG Homes)</i>	48 Duck Bill Trail
<i>Ryan Perry (JCG Homes)</i>	418 Cabin Creek
<i>Ryan Perry (JCG Homes)</i>	394 Cabin Creek
<i>Ryan Perry (JCG Homes)</i>	853 Chapel Ridge Dr.
<i>Lewis Sadler (Sadler Construction)</i>	1297 Golfers View Dr.
<i>Lewis Sadler (Sadler Construction)</i>	27 Cabin Creek
<i>Lewis Sadler (Sadler Construction)</i>	154 Colonial Trail Ct.
<i>Lewis Sadler (Sadler Construction)</i>	95 Colonial Trail Ct.
<i>Lawrence &amp; Nadine Miedreich</i>	340 High Ridge Lane
<i>Christine &amp; Myron Morgan</i>	58 Nuthatch Dr.
<i>John &amp; Sharon Sharo</i>	207 High Ridge Lane
<i>John &amp; Patricia Dinwiddie</i>	69 Colonial Ridge Dr.
<i>Ray &amp; Cary MacMahon</i>	616 Chapel Ridge Dr.
<i>Doug G &amp; Kay L Jamison</i>	236 High Ridge Lane
<i>Kathy &amp; Lee Bulluck</i>	159 High Ridge Lane
<i>Deborah S. &amp; Mike Bowden</i>	608 Chapel Ridge Dr.
<i>Sally &amp; Paul Bassett</i>	929 Berry Patch Lane
<i>Doris &amp; Craig Hughes</i>	53 Golfers View Dr.
<i>Kerry David</i>	181 Colonial Rige Dr.
<i>Kieran &amp; Norma Cunningham</i>	204 Bur Oak

<i>Gary &amp; Wendy Penke</i>	664 Golfers View Dr.
<i>Laurie &amp; Doug Schroeder</i>	9 Mistwood Ct.
<i>Susan Bauer</i>	1331 Golfers View Dr.
<i>Steve Johns</i>	1331 Golfers View Dr.
<i>Todd &amp; Deb Pagel</i>	125 Hidden Creek Ct.
<i>Gayle Kart</i>	40 Lynn Stone Ct.
<i>Sterling Ching</i>	40 Lynn Stone Ct.
<i>Kimberly &amp; Gary Riemer</i>	53 High Ridge Lane
<i>Heather &amp; David Tompkins</i>	223 Colonial Ridge Dr.
<i>Edward &amp; Rebecca Kelly</i>	163 Birdie Ct.
<i>Rick &amp; Martha Ford</i>	479 Colonial Ridge Dr.
<i>Beth Sullivan</i>	252 Crimson Way
<i>Cindy &amp; J.P. Randall</i>	58 Lookout Ridge
<i>Mark &amp; April Schoenberger</i>	420 Autumn Chase
<i>Heather &amp; John Hohenwarter</i>	1290 Golfers View Dr.
<i>Judy &amp; Jeff Malkoosky</i>	54 Deep Creek
<i>Curt &amp; Sue Spiegel</i>	41 Golfers View Dr.
<i>Phil &amp; Linda Mastroianni</i>	49 Deep Creek
<i>Matt &amp; Rebecca Solenberger</i>	829 Cabin Creek
<i>George &amp; Cynthia Kardin</i>	1081 Golfers View Dr.
<i>Shannon &amp; Matthew Parker</i>	404 Autumn Chase
<i>Jim &amp; Teresa Dobbins</i>	69 Birdie Ct.
<i>Lauren &amp; Jason Rizzuto</i>	250 Autumn Chase
<i>Brian &amp; Tricia Postma</i>	434 High Ridge Lane
<i>Tanir &amp; Holly Mathson</i>	462 Colonial Ridge Dr.
<i>Joy &amp; Larry Wright</i>	203 Mallard Bluff Way
<i>Julie &amp; Joe Stout</i>	550 Berry Patch Lane



<i>Jared &amp; Angela Stewart</i>	24 Brushwood Ct.
<i>Bob &amp; Mary Slavonia</i>	29 Horne Castle Ct.
<i>Ellen &amp; John Alexa</i>	327 Cabin Creek
<i>Thomas &amp; W. Marie Zanovich</i>	652 Chapel Ridge Dr.
<i>Victor &amp; Tammy Long</i>	745 Cabin Creek
<i>Dan &amp; Kathleen Handel</i>	1096 Golfers View Dr.
<i>Callie &amp; Ryan Janda</i>	120 Mallard Bluff Way
<i>Dale &amp; Cynthia Cooke</i>	141 High Ridge Lane
<i>Anabel &amp; Gregory Sokol</i>	194 Golfers View Dr.
<i>Eleanor &amp; Tom Green</i>	85 Colonial Ridge Dr.
<i>Fia M. &amp; Clyde E. Simser</i>	1053 Cabin Creek
<i>Cam &amp; Angela Pittman</i>	25 High Ridge Lane
<i>Mark &amp; Shelli Giardino</i>	74 Colonial Ridge Dr.
<i>Breanna &amp; Aristotle Apostolopoulos</i>	742 Chapel Ridge Dr.
<i>Andrew &amp; Alex Barker</i>	192 Deep Creek
<i>Elise &amp; Loren Strange</i>	206 Golfers View Dr.
<i>Jack &amp; Cheryl Short</i>	67 Spring Hollow Ct.
<i>Greg Allen &amp; Theresa Adams</i>	182 Deep Creek
<i>James &amp; Irene Rubenacker</i>	239 Autumn Chase
<i>James Robert &amp; Deborah Kay Bastian</i>	130 Brandy Mill
<i>Mark &amp; Lynn Albert</i>	138 Colonial Trail Ct.
<i>Ann &amp; Harris Green</i>	280 Autumn Chase
<i>Valerie &amp; Vincent DeSio</i>	906 Cabin Creek
<i>David M. &amp; Maggie Wyatt</i>	602 Cabin Creek
<i>Danny &amp; Aimee Eller</i>	103 Mallard Bluff Way
<i>Doug &amp; Donna Holmgren</i>	103 Colonial Ridge Dr.
<i>Paul &amp; Beti Ann Sickert</i>	35 Canvasback Ct.

<i>Nadine &amp; Lawrence Miedreich</i>	340 High Ridge Lane
<i>Mikhail &amp; Courtney Kopper</i>	100 High Ridge Lane
<i>Michael &amp; Diane Stypolkowski</i>	412 Autumn Chase
<i>Jeff &amp; Mollie Kortman</i>	231 Autumn Chase
<i>Leon &amp; Anne Murdock</i>	183 Autumn Chase
<i>James &amp; Cheryl Hayes</i>	388 Autumn Chase
<i>Lauren Stevens</i>	210 High Ridge Lane
<i>Kathy Hearsay</i>	210 High Ridge Lane
<i>Sileen P. Warring</i>	15 Barn Owl Lane
<i>Susan Prestridge</i>	802 Cabin Creek
<i>Megan Cross</i>	31 Hazelwood Ct.
<i>Rachel Stephens</i>	44 Rosewood Ct.
<i>Jim Ohlhaber</i>	712 Cabin Creek
<i>Carlesse Combs</i>	712 Cabin Creek
<i>Steve Agner</i>	50 Old Hickory
<i>Linda DeFrancesco</i>	244 Lookout Ridge
<i>Alice Schroeder</i>	244 Lookout Ridge
<i>Sue Bachmann</i>	926 Golfers View Dr.
<i>Bill Neus</i>	926 Golfers View Dr.
<i>Scott Marguerat</i>	188 Quail Point
<i>Ryan Mullis</i>	791 Cabin Creek
<i>Ken Johnson</i>	150 High Ridge Lane
<i>Christine Garvey</i>	154 Berry Patch Lane
<i>Bruce Bryant</i>	154 Berry Patch Lane
<i>Julie Bell</i>	188 Autumn Chase
<i>Myron K. Jamerson</i>	578 Colonial Ridge Dr.
<i>Deborah Zastocki</i>	196 High Ridge Lane

<i>Lindsay Whitesall</i>	24 Turkey Trace
<i>Scott Miller</i>	24 Turkey Trace
<i>Caryn Gross</i>	566 Chapel Ridge Dr.
<i>Morgan Crowell</i>	228 Golfers View Dr.
<i>Sally Bailey</i>	385 Autumn Chase
<i>George Berner</i>	1620 Cabin Creek
<i>Tom Barber</i>	95 Cabin Creek
<i>Carly Gross</i>	31 Hazelwood Ct.
<i>Sean Stephens</i>	44 Rosewood Ct.
<i>Logan &amp; Danya Krueger</i>	629 Chapel Ridge Dr.